

The Woodlands Community Association, Inc.
The Woodlands Association, Inc.

Residential Development Standards



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OF THE WOODLANDS, TEXAS

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Part I

I.1 Development Philosophy	1
I.2 Important Things to Remember	2
A. The Appropriate Standard	2
B. Changes by Previous Owners	2
C. Covenants Protect Neighbors	2
D. Current Standards	2
❖ Don't Copy Your Neighbors	2
❖ Governmental Regulations	2
❖ Retroactive Effect: 'Grandfathering'	2
❖ Townhomes, Condominiums and Additional Homeowners Associations	2
❖ Why Don't the Standards Regulate Barking Dogs or Vehicles Parking on the Street?	2
I.3 Plan Review & Covenant Enforcement	3
A. The Covenants	3
B. The Community Associations	3
C. Plan Review Committees	3
D. Residential Development Standards	3
E. Neighborhood Criteria	3
F. Building Code	4
G. Initial Land Use Designation	4
H. Local, State and Federal Law	4
I. Plat	4
J. Improvements	4
I.4 Glossary	5
A. Corner Lot	5
B. Easement	5
C. Front Facade	5
D. Front Yard	5
E. Rear Yard	5
F. Side Yard	5
G. Improvement	5
H. Single Family Dwelling	5
I. Single Family Lot	5
J. Street Rights-of-Way	5
I.5 Plan Approval / Inspection	6
I. PLAN APPROVAL	6
A. Approval Required	6
B. Approval Not Required	6
II. APPLICATIONS	6
A. Application Form	6
B. Construction Plans	6
❖ Sealed Plans	6
❖ Other Projects	7
C. Compliance Deposit	7
D. Sample Materials	7
E. Grading Plan	7
F. Property Survey	7
G. Hold Harmless	7
H. Other Items	7
III. PLAN REVIEW	7
A. Application Deadlines	7

B. Approvals	7
C. Pre-Approval	7
D. One-Step Approval	7
❖ Committee Approval	8
❖ Automatic Disapproval	8
E. Appeals	8
F. Concept Review	8
G. Variances	8
IV. INSPECTIONS	8
A. Purpose of Inspections	8
B. Qualified Inspector	8
C. Homeowner Certification	8
D. Certificate of Compliance	9
E. Certificate of Non-Compliance	9
F. Additional Remedies	9
V. CASUALTY DAMAGE REPAIR	9
A. Casualty Damage	9
B. Minor Damage	9
C. Emergency Repairs	9
D. Permanent Repairs	9
E. Structural Damage	9
F. Complete within 120 days	9
G. Security Barriers	9
VI. DEMOLITION	9
A. Definition	9
B. Fencing	9
C. Completion	9
D. Safety	9
E. Dust; Noise	10
F. Approval	10
I.6 Requirements for All Improvements	11
A. Access	11
B. Applicant's Lot	11
C. Architectural Compatibility	11
1. Mass	11
2. Proportion	11
3. Scale	11
4. Colors and Materials	11
D. Setback Lines	11
E. Platted Building Lines	11
F. Building Code	11
G. Colors and Materials	11
1. Colors	11
2. Limited Colors and Materials	11
3. Materials must be Compatible	11
4. Roofing	12
5. Unacceptable Materials	12
H. Complete Work within 120 Days	12
I. Drainage	12
J. Easements	12
K. Water Surface Area	12
L. Hard-Surface Area	12
M. Living Area	12
N. Neighborhood Character	13
O. Neighborhood Criteria	13

P. Impact on Neighbors	13
Q. Use	13

Part II

2.1 Home / Garage / Detached Buildings / Detached Structures	14	2.4 Dog House / Dog Run	19
I. HOME/GARAGE	14	A. Chain Link	19
A. Awnings	14	B. Location	19
B. Setback Lines	14	C. Number	19
C. Carports	14	D. Odor/Noise	19
D. Foundation Elevation	14	E. Size	19
E. Garage Conversion	14	❖ APPROVALS	19
F. Garage Doors	14	❖ Pre-Approvals	19
G. Garages	14	❖ Committee Approvals	19
H. Gutters and Downspouts	14	2.5 Driveways, Decks & Paving	20
I. Height	14	A. Location	20
J. Roof Vents	14	B. Circular Driveways	20
K. Screens	15	C. Drainage	20
L. Skylights and Solar Collectors	15	D. Elevated Decks	20
M. Window Coverings	15	E. Front Yard Decks and Patios	20
II. DETACHED BUILDINGS / STRUCTURES	15	F. Materials	20
A. Definition	15	G. Hard Surface Area	20
B. Floor Area	15	H. Width	20
C. Greenhouse Materials	15	❖ APPROVALS	20
D. Height	15	❖ One-Step Approvals	20
E. Location	15	❖ Committee Approvals	21
F. Number	15	2.6. Fences	22
G. Pneumatic Pool Enclosures	15	A. Easements	22
H. Screening	15	B. Emergency Access	22
I. Detached Structures	16	C. Face Orientation	22
❖ APPROVALS	16	1. Finished Side Out	22
❖ Pre-Approvals	16	2. Good Neighbor Fences	22
❖ One-Step Approvals	16	D. Golf Course Nets	22
❖ Committee Approvals	16	E. Height	22
2.2 Air Conditioning Units	17	F. Location	23
A. Compressors	17	G. Materials	23
B. Window Units	17	H. Neighborhood Fence Style	23
C. Condominium/Townhomes	17	I. Paint or Stain	24
D. Living Area	17	J. Rot Board	24
❖ APPROVALS	17	K. Security Barriers	24
❖ Pre-Approval	17	L. Tree Preservation	24
❖ One-Step Approval	17	❖ APPROVALS	24
❖ Committee Approval	17	❖ One-Step Approvals	24
2.3 Composting	18	❖ Committee Approvals	24
A. Definition	18	❖ Approved Fence Styles	25
B. Location	18	2.7 Landscaping, Yard Structures & Tree Removal	
C. Materials	18	I. LANDSCAPING	26
D. Number	18	A. Artificial Ground Covers	26
E. Odor	18	B. Design Approach	26
F. Size	18	C. Drainage	26
G. Trees	18	D. Front Yard Landscaping	26
❖ APPROVALS	18	E. Irrigation Systems	26
❖ Pre-Approval	18	F. Native Plants	26
❖ Committee Approval	18	II. YARD STRUCTURES	26
		A. Barbecue grills	27
		B. Fish Ponds and Fountains	27
		C. Seasonal Decorations	27
		D. Seasonal Plant Protection	27
		E. Compatible	27

F. Setback Lines and Building Lines	27	A. One Per Lot	33
III. Retaining Walls	27	B. Location	33
IV. TREE REMOVAL	27	C. Height	33
A. Conditions for Removal	27	D. Screened	33
B. Replacement	27	E. Trees	33
❖ APPROVALS	27	II. SMALL SATELLITE DISH AND HIGH DEFINITION	
❖ One-Step Approvals	27	ANTENNAE	33
❖ Pre-Approvals	27	A. Location	33
❖ Committee Approvals	27	B. Screened	33
2.8 Lighting	28	C. Trees	33
A. Illumination	28	III. COLOR	32
B. Lamp Type	28	❖ APPROVALS	33
C. Pole Lights	28	❖ Pre-Approvals	33
D. Location	28	❖ Committee Approvals	33
E. Materials/Colors	28	2.12 Signs & Flags on Residential Lots	34
F. Seasonal Lights	28	I. GENERAL CRITERIA	34
G. Swimming Pool Equipment Lights	28	A. Definition	34
H. Sport Court Lighting	28	B. Appropriate	34
❖ APPROVALS	28	C. Location	34
❖ Pre-Approvals	28	D. No Message Approval	34
❖ Committee Approvals	29	E. Lighting	34
2.9 Play Structures / Trampolines	30	F. Music or Sound	34
I. BASKETBALL GOALS	30	G. Height	34
A. One Per Lot	30	H. No Tree Removal	34
B. Mounting	30	II. SPECIFIC SIGN TYPES	34
C. Color	30	A. Address signs	34
D. Location	30	B. Builder Signs	34
II. PORTABLE EQUIPMENT	30	C. Contractor Signs	34
III. PLAY STRUCTURES	30	D. Flags	34
A. Defined	30	E. Political Signs	34
B. Number	30	F. Real Estate Signs	35
C. Location	30	G. Safety Signs	35
D. Materials	30	H. Youth Activity Signs	35
E. Size	30	❖ APPROVALS	35
F. Trampolines	31	❖ Pre-Approvals	35
G. Impact	31	❖ Committee Approvals	35
H. Trees	31	2.13 Swimming Pools & Security Barriers	36
❖ APPROVALS	31	I. SWIMMING POOLS	36
❖ Pre-Approvals	31	A. Definition	36
❖ One-Step Approvals	31	B. Above-ground	36
❖ Committee Approvals	31	C. Construction Barricade	36
2.10 Political Signs	32	D. Drains	36
A. Definition	32	E. Drainage	36
B. Location, Duration and Number	32	F. Dwelling Foundation	36
C. Sign Criteria	32	G. Elevation	36
D. Lot Owner Approval	32	H. Excavation	36
E. No Message Approval	32	I. Hard Surfaced Area	36
F. Removal	32	J. Water Surface Area	36
❖ APPROVALS	32	K. Lights	36
❖ Pre-Approvals	32	L. Location	36
❖ Committee Approvals	32	M. Pool Slides	36
2.11 Satellite Dish Antennae / High Definition (HD)		N. Pumps and Filters	36
Antennae	33	O. Waterfalls	37
I. LARGE SATELLITE DISH	33	II. SECURITY BARRIERS	37
		A. Building Code	37

B. Fence Standard Applies	37	6. Political signs	45
C. Existing Fences	37	7. Community meeting signs	45
D. Upgrade to Current Standards	37	8. Event and Charity Race/Walk signs	45
❖ APPROVALS	37	B. Good Repair	45
❖ One-Step Approvals	37	C. Location/Ground Mounted	45
❖ Committee Approvals	37	D. Materials	45
2.14 Tennis Courts, Sports Courts, Batting Cages		E. Message	45
A. Only One Court	38	F. Removal	45
B. Location	38	G. Sound/Lighting	46
C. Impact	38	H. Traffic Control Devices	46
D. Hard Surfaced Area	38	I. Two-Sided Signs	46
E. Trees	38	III. PERMITTED MARKERS	46
F. Lighting	38	A. Location	46
G. Fence	38	B. Marker Design	46
❖ APPROVALS	38	C. Removal	46
❖ Committee Approvals	38	D. Application for Approval	46
Part III		IV. SALES AND SOLICITATION	46
3.1 Business Use	39	A. Sales	46
I. BUSINESS IN THE HOME	39	B. Solicitation	46
A. Requirements for Approval	39	❖ APPROVALS	46
B. No Waiver	39	❖ Pre-Approvals	46
❖ APPROVALS	39	❖ One-Step Approvals	46
❖ Committee Approval	39	❖ Committee Approvals	46
II. GARAGE SALES	39	3.5 Vehicles, Trailers & Boats	47
A. Definition	39	A. Definitions	47
B. Prohibited	40	B. Open Storage Prohibited	47
3.2 Home Maintenance	41	C. Garage Storage	47
A. Fire Safety	41	D. Park on Hard Surfaced Areas	47
B. Flammable & Hazardous Materials	41	E. Parking on Streets	47
C. General Maintenance	41	❖ Why Don't the Standards Regulate Vehicles	
D. Trash, Refuse & Recyclables	41	Parking on the Street?	47
3.3 Pets	43		
A. Dogs and Cats	43		
B. Other Pets	43		
C. Lot Maintenance	43		
❖ Why Don't the Standards Regulate Barking			
Dogs?	43		
3.4 Street Rights-of-Way, Cul-de-sac Islands and			
Medians	44		
I. STRUCTURES	44		
A. Street Right-of-Way	44		
B. County Approval	44		
C. Prohibited Structures	44		
D. Permitted Structures	44		
E. Maintenance	44		
II. SIGNS	44		
A. Approvable Signs	44		
1. Developer / Builder Signs	45		
2. Event signs	45		
3. Flags	45		
4. Generic voting signs	45		
5. Major sporting event signs	45		

I.1 Development Philosophy

The Woodlands is a large, forested community being developed in accordance with a master plan to be largely self-sustaining—a community in which people can live, work, and play in harmony with the environment. Careful attention has been paid to ecology, with emphasis on preserving natural vegetation for future generations. The trees, shrubs, understory, natural drainage systems, and wildflowers have been enhanced by additional landscaping and development of lakes, parks, and open space.

Land uses have been carefully laid out with both business and family requirements in mind. Quiet cul-de-sacs, small neighborhood parks, and shared parking lots minimize paved area and preserve trees. Greenbelts have been retained around neighborhoods to shield them from noise and traffic. Preservation of existing vegetation provides many other amenities and advantages:

- ❖ Shelter and food for wildlife—the preservation of the forest can provide a habitat for birds and other wildlife that would not normally be present in a conventional subdivision.
- ❖ Water conservation—native plants are hardy and require less water than sodded lawns and newly planted landscaping.
- ❖ Energy conservation—shade provided by mature landscaping can reduce summertime air conditioning costs by up to 50 percent.
- ❖ Convenience—natural landscaping is easier to maintain; beds require only occasional weeding and mulching. Native plants are also less susceptible to diseases and require less fertilizer and expensive maintenance.
- ❖ Privacy—shade provided by trees and shrubs acts as a privacy screen.

Every time a tree is removed, a home site is cleared, or an improvement added, a part of the forest is gone and the future has been changed. Therefore, care must be taken to make that change as small as practical.

The preservation of natural vegetation restricts the ability of the developer, builder or lot owner to fill and grade each lot for maximum drainage. All improvements must be made with as little interruption of the natural drainage patterns as possible. The retention of some storm water in low areas of a lot decreases downstream flooding and erosion, provides the necessary water for trees and other vegetation, and recharges underground water resources. The placement of improvements, landscaping or drainage structures in a manner which prohibits the natural flow of drainage across the lot or increases the runoff onto a neighboring property upsets the ecological balance and may cause damage to neighboring properties and interfere with the legal rights of neighboring property owners.

The Woodlands Covenants and these Residential Development Standards have been designed to put into place procedures that will carry forward The Woodlands development philosophy while enhancing the quality of life. They

- ❖ encourage environmental excellence,
- ❖ preserve the design integrity and architectural quality of Woodlands dwellings,
- ❖ prevent the deterioration of neighborhoods which inevitably follows an unregulated, laissez-faire philosophy of construction, maintenance, and property use, and
- ❖ uphold property values.

1.2 Important Things to Remember

A. The Appropriate Standard

Many different kinds of changes and additions to a property can be made. The ones described on the following pages are the most common, but not all are described. If a project is not included on the following pages, refer to the Standard closest in concept to it; and use that Standard as a guide for preparing an application for plan approval.

B. Changes by Previous Owners

Purchasers of a previously occupied property sometimes are surprised and disturbed when they receive notice that the previous owner made an unapproved alteration or addition, and they are now in violation of the Covenants. Current owners are responsible for any existing violations. When purchasing a home in The Woodlands, ask your seller for a 'Resale Certificate' which will inform you of any existing violations of the Covenants or these Standards which the Covenant Administration Office is aware of.

C. Covenants Protect Neighbors

All property owners and tenants are subject to the Covenants and have agreed to comply with them. In turn, they rely on their neighbors' promises that they too will comply. Most problems can be resolved and unnecessary complications avoided by a thorough understanding of the Covenants and these Standards. Compliance with the Covenants and these Standards by all neighbors will permit Woodlands property owners and residents to enjoy living and raising their families in a pleasing environment and an attractive community with sustained property values.

D. Current Standards

These Standards are updated, revised or otherwise amended, from time to time. Always be certain that you have the current Standards. Go on-line at www.thewoodlandsassocia

tions.org or call the Community Associations office at 281.210.3973.

Don't Copy Your Neighbors

When you consider altering or improving your property, do not rely on what your neighbors have done or said regarding their property. It may have been permitted under a prior standard but not under the current standard, it may have been disapproved and require modification, or it may have been constructed without plan approval, in violation of the Covenants.

Governmental Regulations

The Covenants and these Standards are not intended to permit any action prohibited by applicable laws, rules, or regulations of any governmental authority. Where these Standards contain requirements in addition to or more restrictive than required by law, these Standards must be followed. Construction must comply with both governmental laws and these Standards.

Retroactive Effect: 'Grandfathering'

Except where stated otherwise, a change in the Standards does not affect improvements which have been approved under earlier Standards so long as construction was completed before the plan approval expired. Repair or replacement of a grandfathered item must comply with the current standard at the time of repair and replacement.

Townhomes, Condominiums and Additional Home Owners Associations

Improvements to dwellings in certain areas are usually governed by additional restrictions imposed by their sub home owner's association. Plans for these projects should be reviewed and an action taken by that association prior to submittal to the Plan Review Committees.

Why Don't the Standards Regulate Barking Dogs or Vehicles Parking on the Street?

These Standards cover limited topics within the jurisdiction of the Covenants. Many other annoyances or unsafe activities are within the jurisdiction of County or other governmental agencies. Consult the appropriate agency.

1.3 Plan Review & Covenant Enforcement

A. The Covenants

The Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (the “Covenants”) are recorded in the real property records and are legally binding upon most of the land, landowners and residents in The Woodlands. For purposes of these Standards, Covenants refers only to those covenants which establish The Woodlands Community Association (WCA), The Woodlands Commercial Owners Association (WCOA) and The Woodlands Association (TWA) as homeowner associations to administer and enforce the Covenants, and committees of homeowners and developer appointees to adopt and enforce building and land use standards. Every improvement or change to land, buildings or structures must be approved and comply with the Covenants and applicable standards adopted under the authority of the Covenants.

B. The Community Associations

The Woodlands Community Association, Inc. (WCA), The Woodlands Association, Inc. (TWA) and The Woodlands Commercial Owners Association, Inc (WCOA) are nonprofit corporations established by the Covenants to enforce the Covenants and make available to residents and property owners many of the services necessary to live, work, relax, and grow in The Woodlands.

C. Plan Review Committees

Residential Design Review Committee (RDRC)
Commercial Standards Committee (CSC)
Development Standards Committee (DSC)
Development Review Committee (DRC)

The Covenants establish an RDRC as well as a CSC within the Associations of The Woodlands, which are subject to the Covenants. Each RDRC is composed of three or more people elected by the village residents. The RDRC or CSC reviews

applications for modifications, improvements or additions on residential lots in their respective villages.

The Covenants also create committees to adopt and enforce standards governing property use and maintenance. The committees adopt, promulgate, revise or revoke any rule or regulation; make any finding, determination, ruling or order, issue any permit, authorization or approval pursuant to directives or authorizations; or act upon any other business. These committees review plans for the construction of new homes, commercial properties and other non-residential structures. For WCA this committee is called the Development Standards Committee (DSC). For TWA it is called the Development Review Committee (DRC). For WCOA it is called the Commercial Standards Committee (CSC).

References in these Standards to the “Plan Review Committee(s)” refer to any or all of these committees, depending on the context and the nature of the issue.

D. Residential Development Standards

Under authority provided by the Covenants, the DSC, DRC and the CSC adopted these Residential Development Standards which apply to all improvements on lots restricted to use for homes, condominiums or townhomes, and to all property-owner improvements in street rights-of-way. These Standards replace and supersede all prior residential development standards, including the Standards of June 4, 2004.

Churches, schools, parks, apartments, business properties and other land uses are governed by other standards adopted by the DSC, DRC and the CSC.

E. Neighborhood Criteria

In addition to the general standards for the construction, remodeling and maintenance of residential properties set out in the Standards, Neighborhood Criteria establish more specific standards for Setback Lines, Hard-Surface Area, Living Area, colors, materials or other requirements for a home, group of homes or neighborhood based upon characteristics unique to that lot, group of lots or neighborhood. Because the Neighborhood Criteria vary from one neighborhood to another, and frequently within a neighborhood, the Neighborhood Criteria are not published as part of the Standards, but are incorporated by reference in and made part of the Standards, and are available with reference to a specific lot from the Community Associations office. All improvements must comply with the Neighborhood Criteria applicable to that lot. In case of a conflict between the requirements of the Neighborhood Criteria and the other provisions of the Standards, the Neighborhood Criteria will prevail.

F. Building Code

Where used in these standards, Building Code refers to the most current edition of the International Residential Code, published by the International Code Council. The Building Code is incorporated by reference in these Standards. A copy of the Building Code is available for review at the Community Associations office.

G. Initial Land Use Designation

The Initial Land Use Designation (ILUD) limits permissible land uses, and sets minimum and maximum building sizes and/or other constraints. It is prepared by the developer of the land at the time original development on that area begins, is recorded in the County Real Property Records as an additional restrictive covenant on the land, and is binding on all future owners.

H. Local, State and Federal Law

Municipal Utility District (MUD), city, county, state and federal laws and regulations may apply to an improvement or project.

I. Plat

Further limitations on the construction of improvements may be found on the plat. Like the ILUD, the plat is prepared by the developer of the land at the time of original development on that area and recorded in the County Real Property Records. A plat is a map of land divisions within an area (the subdivision) showing individual lots, property lines, setback lines, street rights-of-way, certain easements and other matters.

J. Improvements

All Property Owners are responsible for all improvements made upon any property.

I.4 Glossary

A. Corner Lot

A Corner Lot is bound by street rights-of-way on at least two sides and is usually restricted by setback lines on at least two sides. The front of a corner lot is the side with the greater building setback distance or the shorter dimension.

B. Easement

An easement is the right of a party (e.g., a utility company, governmental authority, WCA, TWA, WCOA or The Woodlands Land Development Company (TWLDC) to use a portion of another's property for a limited purpose, as set out in a plat, the Covenants, or an easement agreement recorded in county Real Property Records. The easements established by the Covenants (the "Covenant Easements") affect all lots within the area of those Covenants. They are set aside to provide utility service and drainage to the surrounding area, and natural vegetative screening and privacy separations or buffer zones between lots. Covenant Easements are generally 10 feet wide along the front and rear of a lot, and 5 feet wide along each side. Many lots in The Woodlands are also affected by Drainage Easements (D.E.), Storm Sewer Easements (S.S.E.), Sanitary Sewer Easements (S.E.), Utility Easements (U.E.), Access and Utility Easements (A.U.E.), and Pathway Easements (P.E.). Approval for improvements within an easement when granted by the Plan Review Committees applies only to the Covenant Easements as defined above.

C. Front Facade

The front facade is the most predominant front plane of the dwelling/attached garage, generally parallel to the street right-of-way and usually defined by the front corners of the dwelling/attached garage structure which extend nearest to the side lot lines. The front facade may be a different depth from the front property line on each side of the house, depending on the house design.

D. Front Yard

The Front Yard is the portion of a lot between the front property line and a line parallel with, and set back 5 feet from the front facade of the dwelling.

E. Rear Yard

The Rear Yard is the portion of a lot between the rear property line and the rear facade of the dwelling.

F. Side Yard

The Side Yard is the portions of a lot between the Front Yard and the Rear Yard.

G. Improvement

Improvement means the placement, construction, alteration or repair of any structure, including but not limited to, adding or removing square footage to or from a structure, painting or repainting a structure, or in any way altering the construction, size, shape or physical appearance of the interior or exterior of a structure. Improvements may be either permanent, that is affixed to the ground, or temporary.

H. Single Family Dwelling

A Single Family Dwelling is a structure designed for the residential use of a single family, but excluding apartments. Single Family Dwellings may be detached, or attached (townhouses, duplexes, or condominiums).

I. Single Family Lot

A Single Family Lot is a parcel of land upon which one or more Single Family Dwellings have been constructed or which is restricted to use for a Single Family Dwelling.

J. Street Rights-of-Way

The Street Rights-of-Way are the areas between platted lot lines on one side of the street and platted lot lines on the opposite side of the street, including the paved roadway, any median or cul-de-sac islands, the drainage ditch (if any) and a strip of land, usually from 10 to 15 feet wide, between the paved roadway and the platted lot line. Street Rights-of-Way are dedicated to the County or other public bodies for public access, drainage and utility purposes. Street Rights-of-Way are usually shown on the plat of a subdivision.

I.5 Plan Approval / Inspection

I. PLAN APPROVAL

A. Approval Required

The Covenants require that the placement, construction, alteration or repair of any temporary or permanent structure or improvement on a lot with an existing Single Family Dwelling must have the prior written approval of the Residential Design Review Committee (RDRC) or their designated staff. Covered projects include, but are not limited to, building additions, interior or exterior remodeling, exterior color changes, fences, play structures, certain decks, paving, patio structures, new garages, garage conversions, satellite antennas, lighting, swimming pools, spas, storage buildings, arbors, summer kitchens and compost bins.

B. Approval Not Required

Notwithstanding the preceding paragraph, no application or approval is required for the following:

1. interior floor, wall and window coverings, and interior decorating and remodeling which does not require the installation or removal of walls or wall segments or other structural changes (studs, joists, headers, etc.) or electrical and plumbing work,
2. the construction or installation of devices, appliances, apparatus or equipment operating at less than 50 volts and not capable of supplying or controlling more than 50 watts of electric power, including lighting, cable television, sound equipment, private or public telephone system, irrigation system, thermostat or burglar alarm system. Approval is required to hard-wire any such system to the source of electricity,
3. work performed on a public utility system by a public utility company, governmental entity or their agents,

4. repair or like-kind replacement of an existing improvement, if the original construction was approved by the Plan Review Committee or

5. other improvements which are specifically exempt according to the applicable Standards.

Exemption from the approval requirements of these Standards is not authorization of work done in violation of the Covenants, these Standards or applicable laws or regulations.

II. APPLICATIONS

Each application for plan approval must include the following items. Any missing or incomplete information may delay review of an application.

A. Application Form

A completed application must be submitted for each improvement project

B. Construction Plans

Sealed Plans. Sealed Plans are required if the project includes;

- ❖ construction of a home, garage, or detached structure (containing Living Area),
- ❖ construction of an attachment (containing Living Area) to a home, garage or detached structure,
- ❖ construction of an attachment containing a roofed area greater than 200 square feet or an attachment containing a floored area elevated more than 30 inches above natural grade,
- ❖ conversion of non-Living Area to Living Area (i.e. garage and attic spaces) which exceeds 200 square feet,
- ❖ structural remodeling (of 200 square feet or more) of a home, garage, or detached structure (containing Living Area).

Sealed Plans include complete construction drawings, including floor plans and plans for electrical, plumbing, foundation, framing, exterior elevations, and exterior treatments and finishes. The drawings must be sealed by a licensed and registered structural engineer, licensed architect or A.I.B.D./T.I.B.D./N.C.B.D.C. designer. The drawings must be to scale, of a quality and detail comparable to drawings customarily used to construct a residence and show how the improvement is integrated into the existing home, garage or other structures, if any, and must be certified to comply with the Building Code.

Other Projects. Plan view and side elevation drawings to scale must be furnished for any other project, and must show the integration of the proposed improvement with the existing structure, if any.

C. Compliance Deposit

Some projects require a refundable Compliance Deposit. Some or all of the deposit may be forfeited for, among other reasons, non-compliance with the Covenants, Standards, and conditions of approval or approved plans, failure to obtain the required inspections or failure to complete the improvement within the specified time. The amount of the deposit is based upon the complexity of the project. Further information can be obtained from the Community Associations office.

D. Sample Materials

Color samples or chips are required for all painting applications, and product samples may be required for roofing, siding, or other materials.

E. Grading Plan

The application must contain a statement from the Owner or the Owner's agent certifying that the proposed improvement will not affect existing surface water flows at the lot boundaries. If existing flows are being altered at the lot boundary, the application must include a description of the changes in surface water flow that will result from the proposed improvement and a statement from a registered engineer with dominant practice in civil engineering that the changes in surface water flow will not cause significant adverse impact on adjacent properties.

F. Property Survey

A drawing to a standard engineer's scale prepared and certified by a surveyor showing the location of all easements, platted building lines and existing and proposed improvements. A survey is not required for painting, re-roofing and similar projects which do not include new or expanded structures.

G. Hold Harmless

It is the duty of the Owner and any contractor or consultant employed by the Owner to determine that the proposed improvement is structurally, mechanically, and otherwise safe, and that it is designed and constructed in compliance with the conditions of the application, the Covenants, these Standards, applicable governmental regulations, and sound practices. Neither The Woodlands Community Association, Inc., The Woodlands Association, Inc., The Development Standards Committee, The Development Review Committee, The Residential Design Review Committees, Commercial Standards Committee, The Woodlands Commercial Owners Association, The Woodlands Community Service Corpora-

tion d.b.a. The Community Associations of the Woodlands, Texas, nor any officer, director, employee or member thereof, shall be liable for damages or otherwise because of the approval or non-approval of any improvement, or because of any act or omission in connection with the construction of improvements on any lot. Each applicant for plan approval must execute a release of all such liability in a form acceptable to the DSC/DRC/CSC.

H. Other Items

Other items may be required. Call the Community Associations office at 281.210.3973 for updated information or assistance.

III. PLAN REVIEW

A. Application Deadlines

Completed applications submitted to the Community Associations of The Woodlands will be reviewed and acted upon by the Plan Review Committees within 31 days from the date upon which the application is received.

For information on meeting dates and posted items, please visit the Web site at www.thewoodlandsassociations.org.

B. Approvals

The approval process is intended to minimize hardship or undue delays, while preventing additions and modifications to property that would be costly to correct if done improperly or in violation of the Covenants or these Standards. The goal of the review process is not to tell the Owner that changes cannot be made to the property, but rather to assist in making the changes in a way which conforms to the character of the neighborhood and the natural beauty of The Woodlands environment.

C. Pre-Approval

The Standards specify certain improvements which have been pre-approved by the Plan Review Committees and require no application, further review, permit, fee or other action by the Owner.

D. One-Step Approval

All proposed improvements require a completed application form. Improvements made eligible for One-Step approvals by the applicable Standard may be approved without committee action, within 3 working days, upon receipt of a completed application and staff verification that the improvement complies with all requirements of these Standards. If for any reason it is determined by staff that an application is to be reviewed by a Plan Review Committee, it will not be eligible for One-Step approval.

Committee Approval. All proposed improvements require a completed application form. Applications that do not meet the criteria for pre-approval or One-Step approval require review and action by the Plan Review Committee.

Automatic Disapproval. Every effort is made to review and act upon applications as soon as possible after they are received. If a completed application accompanied by all supporting information has not been acted upon by an RDRC, within 31 days following receipt, it is automatically disapproved.

Notice of approval, conditional approval or disapproval will be returned to the Owner. Construction may proceed immediately following receipt of written approval.

E. Appeals

Every aspect of a proposal is carefully weighed and most projects are approved. The Covenants outline the instances under which a project can be disapproved. The applicant or an affected neighbor may appeal the decision of the RDRC to the DSC, DRC or CSC in writing within 10 days following notice of the RDRC decision. Appeal can be made by addressing a letter to the DSC, DRC, or CSC stating the RDRC decision and the objection to that decision. All decisions of the DSC, DRC or CSC are final.

F. Concept Review

Upon request, the Plan Review Committees will provide a preliminary concept review for more complex projects prior to the preparation of full plans. This will assist the Owner in determining the general parameters of the project and potential limitations of the Covenants and these Standards at an early point in project planning. The applicant must keep in mind that Concept Approval only approves a concept. The full plans must still be submitted, reviewed and given final approval.

G. Variances

Variances to these Standards may be granted by the DSC, DRC or CSC when it can be demonstrated that because of disability or other factors, strict compliance would create an undue hardship by depriving the Owner of the reasonable utilization of the site, or where unusual circumstances or characteristics which affect the site make strict compliance impractical. No variance will be granted unless the general purpose and intent of the Covenants and Standards is maintained. Any variance granted will only be applicable to the specific site and conditions for which the variance was granted, and will not modify or change any standards as they apply to other sites or conditions.

IV. INSPECTIONS

A. Purpose of Inspections

The Covenants give the Plan Review Committees the right to make inspections to determine that the work is carried out in accordance with the approved plans and these Standards. Such inspections are for the sole and exclusive benefit of the Plan Review Committees, and no other person or entity is entitled to rely on the inspections as any evidence of the safety of the improvements or their compliance with applicable laws, regulations or these Standards. When inspections are required the job card included with the approval packet must be posted on site prior to commencement of construction. Homeowner/Agent is responsible for providing an approved copy of their permitted application to the inspector.

B. Qualified Inspector

A Qualified Inspector is a third-party licensed architect, registered structural engineer, or building inspector certified by the International Code Council or its successor agency. Third-party means a person other than the project owner, a person who performed all or a portion of the work, an Owner, employee, officer, or director of any entity which performed all or a portion of the work, or a member of their immediate families.

A Qualified Inspector must inspect the improvements and certify on forms provided by the Plan Review Committee that they have been constructed according to the Covenants, the approved plans and these Standards if the proposed plans include:

1. the construction of a dwelling, a garage, or a detached structure containing Living Area, or the construction of any addition or attachments to the dwelling, garage, or detached structure containing Living Area,
2. the construction of a structure with a roof area exceeding 200 square feet (measured as the area within the exterior walls at roof plate elevation),
3. the construction of a swimming pool or a swimming pool security barrier (both as defined in Standard 2.13),
4. remodeling or alteration to any structure described in 1-3 above if the work includes structural changes or work on electrical or plumbing facilities (including fuel supply systems), or
5. conditions unique to a property requiring Staff and/or Plan Review Committee interpretation.

C. Homeowner Certification

If inspection by a Qualified Inspector is not required, the Owner must, within 30 days of substantial completion of the project, return to the Plan Review Committee a certification that the project has been completed in accordance with the Covenants, the approved plans and these Standards.

D. Certificate of Compliance

Following receipt of certification from a Qualified Inspector or the Owner, the Committees may, upon request of the Owner, issue a Certificate of Compliance stating that the improvement complies with the Covenants, the approved plans and these Standards. The certificate is based solely upon the statements and inspections provided by the Owner or the Qualified Inspector.

E. Certificate of Non-Compliance

If the Owner fails to submit the required certification, a Notice of Non-Compliance may be recorded in the county Real Property Records, which may require compliance with the Covenants and Standards before the property can be sold.

F. Additional Remedies

Additional remedies and enforcement rights exist under the Covenants. The Community Associations or any Owner whose property is subject to the Covenants, may file suit to obtain an injunction mandating compliance with the Covenants and the Standards. The Associations have the further right, after proper notice to the Owner, to go onto the property where a violation exists, fix or remove the violation, and collect any costs incurred from the Owner or the Owner's Compliance Deposit.

V. CASUALTY DAMAGE REPAIR**A. Casualty Damage**

Casualty damage means damage or destruction (beyond normal wear and tear or deterioration) caused by fire, flood, and hurricane or other natural or man-made cause.

B. Minor Damage

Casualty damage which affects only furniture, equipment or wall, floor or window coverings may be repaired without application, approval or inspection. The Covenant Administration Office must be notified of all other casualty damage within 3 working days following occurrence. Call 281.210.3973.

C. Emergency Repairs

Emergency repairs required to temporarily prevent property loss or damage or bodily injury may be made without application, review or prior inspection.

D. Permanent Repairs

Permanent repairs are considered remodeling work and must comply with these Standards like other additions, alterations or remodeling.

E. Structural Damage

If casualty damage requires structural repair or replacement, a completed application with required compliance deposit, inspections, plans and other attachments must be submitted and approved under the applicable standard in Part II, as if it were new construction.

F. Complete within 120 days

Casualty damage must be removed or restored as soon as feasible. Removal, repair or restoration must begin within 30 days and be completed within 120 days following the date of the casualty damage. Extensions of the time permitted for removal or restoration may be granted by the Plan Review Committees upon a determination that timely completion of the cleanup or restoration is delayed due to legal investigation, a delay in obtaining insurance proceeds, or other matters beyond the control of the Owner.

G. Security Barriers

Security Barrier fencing must be installed and maintained in compliance with the International Residential Code for all properties with swimming pools, hot tubs, spas or ponds.

VI. DEMOLITION**A. Definition**

For purposes of this Standard, demolition means the removal of all or substantially all of a dwelling or garage.

B. Fencing

1. Construction fencing must be installed around trees in the area of the demolition and access route if tractors or other machinery are to be used in the work.
2. Perimeter fencing must be installed around the site if demolition will not be completed in 48 hours.
3. Security Barrier fencing must be installed and maintained in compliance with the International Residential Code for all properties with swimming pools, hot tubs, spas or ponds.

C. Completion

Work must be completed within 10 days from commencement.

D. Safety

The use of explosives or other means or devices which may cause damage to adjoining properties is prohibited.

E. Dust; Noise

If the demolition causes dust which substantially impacts neighboring property, water must be used to restrict the dust. The work must be done during normal working hours.

F. Approval

No application, approval, fees or permit is required for demolition carried out in compliance with this Standard.

1.6 Requirements for All Improvements

A. Access

If construction work requires access through adjacent property (e.g., an open space reserve, drainage easement, or vacant lot), written permission from the property owner and a pre-construction photo of the proposed access route must be included with the plan approval application.

B. Applicant's Lot

All improvements must be located entirely on the applicant's lot.

C. Architectural Compatibility

In addition to the other requirements of these Standards, all improvements must be architecturally compatible. Architectural compatibility is a continuity or agreeable relationship of architectural style, mass, proportion, scale, materials, color and design detail with existing and planned improvements on adjacent properties and in the neighborhood.

1. **Mass** or massing is the visual relationship of architectural elements of various sizes to one another and to the immediate environment.
2. **Proportion** is the relationship of height to width, voids and solids, and the bulk of the structure relative to other nearby structures and parts of the whole.
3. **Scale** is the visual relationship of architectural and landscape elements to one another and to the immediate environment.
4. **Colors and Materials**, including siding, trim, doors, windows, gutters, downspouts, roofing, and all other architectural and site elements, must be in context with their environment.

D. Setback Lines

Setback lines (sometimes referred to as building lines or building setback lines) are lines established by these Standards and the Neighborhood Criteria. There may be front, rear, and side setback lines, different setback lines for dwellings, garages or other structures, and different setback lines for the additional stories to the home. Certain Improvements must comply with the setback lines for that lot, please reference the appropriate Standard.

E. Platted Building Lines

Sometimes referred to as Building lines are established by the subdivision plat or other recorded documents. The platted building lines restrict the construction or placement of certain structures. There may be front, rear, and side building lines. Certain Improvements must comply with the platted building lines for that lot. Please reference the appropriate Standard.

F. Building Code

All improvements must comply with the Building Code. Where the other provisions of these Standards conflict with the Building Code, the Standards prevail.

G. Colors and Materials

1. Colors

Colors which harmonize with the natural landscape are strongly encouraged. Muted shades are considered to be most appropriate. Muted shades of white are acceptable in many neighborhoods. Black and other less muted shades are permitted for trim paint. Gloss paint is not permitted. The Covenant Administration Office maintains a current chart of acceptable color ranges for reference and comparison.

2. Limited Colors and Materials

Care should be taken to avoid the use of an excessive number of materials and colors. Colors and materials must be compatible with each other so as to develop a cohesive appearance for the dwelling appropriate to its architectural character and to the neighborhood. Generally speaking, the fewer the number of different colors and materials, the better the result.

3. Materials must be Compatible

Construction materials must be compatible with the original architectural character of the existing dwelling and neighborhood. When enlarging, extending, or remodeling an existing improvement, the materials must be com-

patible with those of the existing improvement. Materials must harmonize with the natural landscape.

4. **Roofing.** Roofing colors must harmonize with the natural landscape, community and Neighborhood Criteria. Roofing must be muted in shades, and without color pattern. Acceptable roofing materials include tile, slate, composition shingles, stone coated or standing seam metal and cement-fiberboard products. All metal roofing must be free of any types of glossy finish. The Covenant Administration Office maintains a current chart of acceptable roofing materials for reference and comparison.

5. **Unacceptable Materials.** Except as may be allowed by specific mention in a given Standard, unacceptable construction materials include, but are not limited to:

- a) pneumatic vinyl structures
- b) asbestos cement board
- c) polyethylene plastic sheets
- d) corrugated metal or plastic
- e) siding materials with high-gloss finish
- f) reflective or “mirrored” glass
- g) chain link or hog wire fencing
- h) wire, wire mesh, or wire-bound wood picket fencing
- i) metal fence posts (except 2-inch galvanized steel posts or posts in wrought iron fences)
- j) asphalt paving

H. Complete Work within 120 Days

Construction of a new home and related improvements must be completed within one year of plan approval. All other construction must be completed within 120 days following plan approval.

I. Drainage

Texas law requires that the Owner ensure that the placement of any improvement or landscaping does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s).

J. Easements

Any improvement constructed within an easement without the consent of the easement holder is subject to removal by the easement holder. Plan Review Committee approval of plans for an improvement within an easement is not approval by the easement holder. The only improvements which may be built or placed in an easement are fences, pool piping landscape borders in the front yard, not exceeding 12 inches in height, air conditioning equipment, light poles, low voltage landscape lighting, small satellite dish antennae, flag poles, side-lot walkways made of stepping stones, gravel or other loose materials (without concrete or asphalt), driveways where they must cross front yard easements and sidewalks where they must cross the front or side yard easements to access the street, storage buildings not more than 6 feet tall, without a foundation pad and which are screened from view by a 6 foot solid fence, yard structures (See Section 2.7 of these Standards), and eaves which extend not more than 24 inches into the easement. Swimming pool pumps, equipment or filters may be located up to 3 feet into the 10 foot rear easement, and up to 2 feet into the 5 foot side yard easement. Equipment pads in the easements may not extend beyond the encroachment of the existing air conditioning pad or no more than 3 feet into the easement. The committees will explore alternate locations and consider neighbor impact when considering placement into the easements. Improvements within an easement must not impede drainage.

K. Water Surface Area

A maximum of 6 percent coverage of water area will be allowed on any size lot.

L. Hard-Surface Area

Hard-Surface Area is area covered by paving, foundation, flagstone, masonry pavers, roofed structures or other impermeable hard-surfaces, expressed as a percentage of the total lot area. The Neighborhood Criteria defines the maximum percentage of a lot which may be Hard-Surface Area. All improvements must comply with the maximum Hard-Surface Area limitation for that lot established by the Neighborhood Criteria. Materials not considered to be hard surface are crushed rock, crushed gravel, crushed granite and bull rock that are not set in concrete, mortar, or formed with stabilizers. This list is not all inclusive.

M. Living Area

Living Area is the floor space used for living purposes in the home, garage or a detached building, including storage areas in the home, sunrooms, game rooms and guest or servant's quarters. Living Area does not include porches or attic space without air-conditioning, or hobby work areas in a garage or detached building. All improvements must comply with the minimum

and maximum square feet of Living Area allowable for that lot as established by the Initial Land Use Designation and the Neighborhood Criteria. Living Area is measured as follows:

Square footage is measured to the outside of exterior walls (i.e., outside of brick veneer, siding, stone or stucco).

1. Stairs and two story spaces are measured only once.
2. Air conditioning returns, pipe chases, fireplaces, and non-structural voids are excluded.
3. Space with a ceiling height of less than 6 feet (e.g., window seats, or crawl spaces or storage below stairs) is omitted.

N. Neighborhood Character

Improvements must be consistent with and not adversely impact the neighborhood's existing character.

O. Neighborhood Criteria

All improvements must comply with the Neighborhood Criteria applicable to that lot. In case of a conflict between the requirements of the Neighborhood Criteria and the other provisions of these Standards, the Neighborhood Criteria will prevail.

P. Impact on Neighbors

All structures must be located so as to minimize impact on neighboring properties.

Q. Use

Improvements are approved for their stated use only.

2.1 Home / Garage / Detached Buildings / Detached Structures

THE BUILDING CODE, THE NEIGHBORHOOD CRITERIA AND PART I OF THESE STANDARDS HAVE FURTHER REQUIREMENTS APPLICABLE TO ALL IMPROVEMENTS.

I. HOME/GARAGE

A. Awnings

Awnings are not permitted where visible from the street. Awnings must have a simple, plain design and be consistent with the architectural style and scale of the residence. Awnings must be a muted solid shade. Metal awnings are not acceptable. Shade cloth screens can affect the appearance of a dwelling and should be chosen with care.

B. Setback Lines

1. The residence and all additions or attached structures, with solid roofs or attached enclosed structures, may not extend beyond any applicable Setback Line. A garage and all attached additions must comply with the dwelling Setback Line unless a separate Setback Line is established for the garage.
2. On a side street, a garage or garage addition must be set back at least 16 feet from the side property line and respect all other location requirements established by these Standards.

C. Carports

Aluminum or steel carports are not allowed. Carports must be architectural extensions of the dwelling or elements of the dwelling itself. Detached carports are not permitted on lots adjacent to a golf course or lake.

D. Foundation Elevation

The top of the finished floor elevation, of a dwelling or an attachment to the dwelling, must be at least 14 inches above natural grade. Not more than 18 inches (vertical dimension) of concrete foundation may be exposed to view. Patio slabs converted to Living Area must be elevated to at least the height of the dwelling foundation. There may also be county or FEMA elevation requirements.

E. Garage Conversion

Except as otherwise provided in the Neighborhood Criteria, each dwelling must have sufficient garage or carport area to park two cars, each with direct access to the driveway. Garages may not be converted to Living Area unless at least 135 square feet of enclosed storage space is maintained in the pre-existing garage area or added to the dwelling or garage.

F. Garage Doors

Garage doors must be wood or metal, painted to match the siding or with the trim color of the home as well as be architecturally compatible. Natural color wood garage doors and metal doors are permitted if they are architecturally compatible with the siding and trim colors of the home; and do not adversely impact the overall character of the neighborhood. Garage doors must comply with the Neighborhood Criteria.

G. Garages

When adding a third (or fourth) bay to a garage which is set back less than 40 feet from the street property line, the front plane of the additional garage area must be off-set from the plane of the existing garage to soften the impact of the garage expansion.

H. Gutters and Downspouts

Gutters and downspouts must be designed and installed so that water runoff does not adversely affect drainage on adjacent properties, and be painted to match or be compatible with the color of the home.

I. Height

A home or garage may not exceed a two story plate height unless expressly permitted by the Neighborhood Criteria.

J. Roof Vents

Roof vents and stacks must be located on the rear slopes of roofs whenever possible. All exposed roof accessories (including, but not limited to vents, flashing, attic ventilators, and metal chimney caps) must match or be compatible with the color of the roofing material.

K. Screens

Screens must be brown or charcoal gray in color.

L. Skylights and Solar Collectors

Collectors will be permitted on the street side slope of a roof only if they are of a flat profile, conform to the slope of the roof, and are placed so that the top edge of the collector is parallel to the roof ridge. No part of the installation may be visible above the roof line. Skylights must be of a low profile, preferably flat or slightly curved. Skylight and collector frames, support brackets and any exposed piping must be painted to match or be compatible with the roofing material.

M. Window Coverings

Window coverings must be consistent with the character of the neighborhood. Tinted glass is acceptable. Reflective, “mirrored” glass is not acceptable.

Security Bars are not permitted.

II. DETACHED BUILDINGS / STRUCTURES**A. Definition**

Detached Building means a utility or storage building, greenhouse or similar buildings, other than the dwelling, the garage, a structure or building attached to the dwelling or garage.

Detached Structure means a shop, studio, screened enclosure, cabana, arbor, gazebo, patio cover or similar structure, other than the dwelling, the garage, a structure or building attached to the dwelling or garage.

B. Floor Area

The maximum floor area of any detached building is 120 square feet.

Detached Structures including Arbors, Cabanas, Gazebos and other similar structures with solid roofs and without walls may exceed 120 square feet so long as they are architecturally compatible with their setting and do not result in unreasonable and disproportionate impact on neighboring properties.

C. Greenhouse Materials

Approvable materials include flat, rigid, plastic panels which are clear or neutral in color. Aluminum or steel frames must be finished in muted shades.

D. Height

1. Utility or storage buildings built with metal, plastic or materials which do not match those used on the dwelling, may not exceed 7 feet in height measured from natural grade.
2. Utility or storage buildings built with wood or materials like those used on the dwelling may not exceed 9 feet in height measured from natural grade.
3. Other detached buildings may not exceed 10 feet in height measured from natural grade.

E. Location

1. All detached buildings and detached structures may not extend beyond any platted building lines.
2. Detached structures other than open roof arbors may not extend beyond any building setback lines.
3. Detached buildings are not permitted on condominium or townhome properties except in common areas.
4. Detached buildings must be located in the Rear or Side Yard and in a location which does not result in an unreasonable or disproportionate impact on neighboring properties.
5. Detached Buildings/Structures on lots adjacent to a lake or golf course must be located in close proximity to the dwelling and not obstruct the neighbor's lake or golf course view.

F. Number

The number of Detached Buildings and Detached Structures allowed on a lot is dependent upon the lot size and impact on adjacent properties. Not more than one of each type of detached buildings and structures will be permitted on any lot.

G. Pneumatic Pool Enclosures

Pneumatic pool enclosures are not permitted.

H. Screening

Detached buildings must be screened from view at ground level from adjacent public or private property by a 6-foot high solid fence. Additional vegetation or other screening may be required for any Detached Buildings or Structures.

I. Detached Structures

The plate height of detached structures must be no higher than the first floor plate height of the dwelling. Polycarbonate covers placed on top of an arbor are considered an acceptable material. Polycarbonate covers will not be considered as roofed area, however they will be considered hard surface areas.

APPROVALS

Pre-Approvals

Gutters, downspouts, garage doors, roof stacks and vents, storm windows and doors, window and door screens, and window coverings which comply with these Standards, are pre-approved and require no application, permit or inspection.

Detached buildings as well as plastic yard storage sheds or boxes (Rubbermaid® or similar type) not more than 6 feet tall, without a foundation pad and which are screened from view by a solid fence, located in the easements which comply with these Standards are pre-approved and require no application only if they are completely screened from view at ground level from adjacent streets or property.

One-Step Approvals

If for any reason it is determined by staff that an application is to be reviewed by a Plan Review Committee, it will not be eligible for One-Step approval.

The following items may be approved by the Covenant Administration staff after review of a completed application and verification that the plans comply with the requirement of these Standards.

1. Color change involving not more than 1 siding color, 1 trim color and 1 door color.
2. Change of siding or roofing materials, provided that the new materials are of same design and pattern orientation as replaced materials and comply with these Standards.
3. Installation of Shutters.
4. Skylights, solar tubes and solar collectors located on the rear of the dwelling.
5. Utility or storage buildings 7 feet in height measured from natural grade.
6. Minor construction projects such as removal of a window and replacing it with a door, or replacing a door with a window. This list is not all inclusive.

7. Minor remodeling including *only* electrical or plumbing. Note: Inspections are required pursuant to Standard 1.5, III.

8. Garage doors, other than like kind replacement, that comply with this Standard.

Committee Approvals

All other projects within the scope of this Standard must be reviewed in advance by the Plan Review Committee.

2.2 Air Conditioning Units

THE BUILDING CODE, THE NEIGHBORHOOD CRITERIA AND PART I OF THESE STANDARDS HAVE FURTHER REQUIREMENTS APPLICABLE TO ALL IMPROVEMENTS.

A. Compressors

Compressors located at natural grade must be

1. muted earth tone in color,
2. standard residential size and design,
3. screened from view if two or more air conditioning compressors are located together on the lot, and
4. located in the Rear or Side Yard (and may be located up to 2 feet into the side or rear Covenant Easement area).

B. Window Units

Regardless of where or how installed, window units must

1. be located on the side or rear of the dwelling, except on patio or zero-lot-line lots, where the unit may be located only in the rear of the dwelling or the side opposite the zero-lot-line of the lot,
2. match or be compatible in color to the dwelling,
3. be installed so that the top of the unit is less than 6 feet above natural grade and not visible from ground level on any adjacent street or property, and
4. not exceed one unit on any lot.

C. Condominium/Townhomes

Window mounted units and through-the-wall units are not approvable for condominium or townhome dwellings.

D. Living Area

The addition of an air conditioning unit is not permitted if it increases the size of the Living Area beyond the maximum allowed for that lot by the Neighborhood Criteria.

APPROVALS

Pre-Approval. Replacement of an existing air conditioning unit or its component parts is pre-approved and requires no application, permit or inspection so long as the replacement is at the location of the pre-existing unit, and the outside equipment is compatible in color with the dwelling.

One-Step Approval. The installation of a ground mounted compressor is approved without Plan Review Committee action, upon receipt of a completed application and staff verification that the installation complies with the requirements of these Standards.

Committee Approval. All other projects within the scope of this Standard must be reviewed and approved in advance by the Plan Review Committee.

2.3 Composting

THE BUILDING CODE, THE NEIGHBORHOOD CRITERIA AND PART I OF THESE STANDARDS HAVE FURTHER REQUIREMENTS APPLICABLE TO ALL IMPROVEMENTS.

A. Definition

Composting means the storage of organic yard waste and household vegetable matter at a composting site, in a bin or pile. Logs or branches over 2 feet in length, meat, dairy products, cooking oil and grease are not permitted in compost bins or piles.

B. Location

Composting sites

1. are not permitted on condominium or townhome lots,
2. must be located in the Rear Yard, except on zero-lot-line lots, where they may be located in the Side Yard,
3. may not be located beyond any platted building Set-back Line, and
4. must be located or screened so it does not cause an unreasonable or disproportionate visual impact on neighboring properties.

C. Materials

The following materials (which are otherwise unacceptable) are permitted for compost bins:

1. pre-fabricated plastic bins (dark brown, dark green or black)
2. chain link, snow fencing or wire if the bin is substantially screened by fencing or vegetation so as not to

be visible from any adjacent public or private property at ground level

D. Number

Only one composting site is allowed on each lot.

E. Odor

The compost bin or pile must be removed within 15 days at the Owner's expense if objectionable odors emanate beyond the boundary of the property.

F. Size

1. Compost bins or piles may not exceed 4 feet in height measured from natural grade.
2. The maximum area of a composting site is 27 square feet (3' x 9'). If the composting site exceeds 9 square feet it must be screened by fencing or vegetation so as to not be visible from any street or adjacent public or private property at ground level.

G. Trees

Trees 6 inches in diameter or greater measured 2 feet above natural grade cannot be removed for installation of a compost bin or pile.

APPROVALS

Pre-Approval. Compost bins or piles which conform to these Standards are pre-approved and require no application, permit or inspection.

Committee Approval. All other projects within the scope of this Standard must be reviewed and approved in advance by the Plan Review Committee.

2.4 Dog House / Dog Run

THE BUILDING CODE, THE NEIGHBORHOOD CRITERIA AND PART I OF THESE STANDARDS HAVE FURTHER REQUIREMENTS APPLICABLE TO ALL IMPROVEMENTS.

A. Chain Link Fences

Chain link fences are permitted for dog runs only if they are completely screened from view at ground level from adjacent streets or property by a solid fence or other structure.

B. Location

1. Dog houses and dog runs must be located in the Rear or Side Yard and in an area that doesn't cause a disproportionate adverse impact on neighboring properties or residents.
2. Dog runs are not to be allowed for the purpose of a permanent living area and must be located no less than 3 feet from all perimeter fencing or the property line. Spacing between a dog run and any property line must be maintained to lessen the impact on the adjacent properties. Dog runs may not confine an animal to an area immediately adjacent to the property line.
3. Dog houses and dog runs are not permitted on condominium or townhome properties except as necessary in areas governed by the Commercial Standards Committee (CSC).

C. Number

Not more than 1 dog run and 2 dog houses are permitted on any lot.

D. Odor/Noise

A dog run must be removed within 15 days at the owner's expense if objectionable odors or noise emanate beyond the boundary of the property.

E. Size

The maximum size of a dog house is 8' x 8' x 4' high. A dog run may not exceed 6 feet in height.

APPROVALS

Pre-Approvals

A dog house which conforms to these Standards is pre-approved and requires no application, permit or inspection.

Committee Approvals

All dog runs must be reviewed and approved in advance by the Plan Review Committee. All other projects within the scope of this Standard must be reviewed and approved in advance by the Plan Review Committee.

2.5 Driveways, Decks & Paving

THE BUILDING CODE, THE NEIGHBORHOOD CRITERIA AND PART I OF THESE STANDARDS HAVE FURTHER REQUIREMENTS APPLICABLE TO ALL IMPROVEMENTS.

A. Location

Driveway access to an adjacent street is prohibited if access is restricted on the Plat. Decks and patios may not extend beyond any platted building lines. Decks are not permitted within 2 feet of a property line of an adjacent lot upon which a residence is or is permitted to be constructed. Decks located on the zero-lot-line side of a property must be located a minimum of 2 feet from the property line and may not be attached to any fence that is located on the property line.

B. Circular Driveways

Circular driveways can be approved on lots at least 85 feet wide at the front lot line if a 16 foot minimum turning radius can be achieved, and the plat does not limit street access.

“Hook In” or “L Shape” driveways need a minimum of 28 feet from the back of the garage door to the edge of the driveway pad to appropriately access a garage or street.

C. Drainage

Texas law requires that the Owner ensure that the placement of any improvement or landscaping does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s).

D. Elevated Decks

Decks 24 inches or more above ground level must be designed and located to minimize the impact on adjacent properties, and

are not permitted within any covenant easement areas. All second story decks require sealed drawings as well as inspections.

E. Front Yard Decks and Patios

All front yard wood decks and patios must be reviewed in advance by the Plan Review Committee.

F. Materials

Driveways must be concrete or other masonry materials. Patios, walkways and decks may also use stone or weather and insect resistant wood. Asphalt paving is not permitted. Please reference the acceptable Hard Surface Material under Section 1.6, K.

G. Hard-Surface Area

Hard-Surface Area is area covered by paving, foundation, flagstone, masonry pavers, roofed structures or other impermeable hard-surfaces, expressed as a percentage of the total lot area. The Neighborhood Criteria defines the maximum percentage of a lot which may be Hard-Surface Area. All improvements must comply with the maximum Hard-Surface Area limitation for that lot established by the Neighborhood Criteria. Materials not considered to be hard surface are crushed rock, crushed gravel, crushed granite and bull rock that are not set in concrete, mortar, or formed with stabilizers. This list is not all inclusive.

H. Width

The maximum driveway width is 16 feet. If greater width is necessary for a garage or carport entrance, then the expanded driveway width may not extend more than 16 feet from the garage or carport.

Additional paved parking areas require an application and may be approved only in most unusual situations.

Walkways may not exceed 4 feet in width.

APPROVALS

One-Step Approvals

A concrete or masonry deck in the rear yard up to 300 square feet in area and which conforms to these Standards (including the limitation on Hard-Surface Area set out in Section 1.6, K. of these Standards),

Walkways, patios, concrete and masonry decks, which are not located in the front yard or in any easements and which individually and which cumulatively contain no more than 300 square feet in area are approved without Plan Review Committee action, upon receipt of a completed application and

staff verification that the construction complies with the requirements of these Standards.

Wooden decks which are not located in the front yard or in any easements and which individually and cumulatively contain no more than 600 square feet in area are approved without Plan Review Committee action, upon receipt of a completed application and staff verification that the construction complies with the requirements of these Standards.

Committee Approvals

All other projects within the scope of this Standard must be reviewed and approved in advance by the Plan Review Committee.

2.6 Fences

THE BUILDING CODE, THE NEIGHBORHOOD CRITERIA AND PART I OF THESE STANDARDS HAVE FURTHER REQUIREMENTS APPLICABLE TO ALL IMPROVEMENTS.

A. Easements

1. Fence construction within an easement is at the risk of the Owner. The Owner must comply with all utility company requirements, including the maintenance of proper clearances around transformer cabinets. Utility companies should be contacted to mark their lines prior to construction within a utility easement.
2. Fencing within drainage, sanitary sewer, water line or pipeline easements must be approved by the easement owner in addition to Plan Review Committee approval.

B. Emergency Access

If vehicular access to a lot is restricted by a fence, gate or other barrier, a key box (KNOX box) or other approved means of access for fire-fighting and other emergency vehicles must be installed and maintained at all times in accordance with approved plans.

C. Face Orientation

1. **Finished Side Out.** All fences except Good Neighbor Fences (see paragraph 2 below) must be constructed with the finished side facing outward from the lot. The unfinished side of the fence must not be visible at ground level from any street or other tract of land (except through a breezeway fence), unless set back at least 85 feet from any of the property lines from which it is visible.
2. **Good Neighbor Fences.** Type H and Type J fences may be constructed with alternating sections having the construction rails facing outward to an adjoining residential lot if the adjoining lot has fences or buildings

which block the view of the outward-facing construction rails at ground level from any street or other property.

D. Golf Course Nets

Netting adjacent to a golf course is permissible where a demonstrated need exists. The netting and supporting structure must be black in color and located entirely on the applicant's lot. Golf course nets require the prior approval of the Plan Review Committee.

E. Height

1. The minimum perimeter fence height is 4 feet, and the maximum height is 6 feet. Fences constructed with a rot board may not exceed 6 feet 6 inches in height.
2. The maximum height of decorative columns, posts and gates is 5 feet along the front of lots 85 feet or less in width at the front property line, 8 feet along the front of lots greater than 85 feet in width at the front property line, and 7 feet elsewhere proportional to the front facade of the home.
3. Privacy structures, courtyard enclosures, wing walls and breezeway fences may exceed 6 feet in height. Privacy structures, courtyard enclosures and wing walls must be integrated into the architectural design of the dwelling. Wing walls may not exceed 6 feet in height at the property line.
4. **Rear Lot Boundary Fencing Along Major Thoroughfares**
 - a. Fencing along major thoroughfares may be a maximum height of 8 feet. A list of Major Thoroughfares may be obtained from the County.
 - b. On tracts where there is a pre-existing, approved 8 foot fence, fencing can be given One-Step approval when applications are made simultaneously for 3 or more contiguous properties along the span of roadway, with the fencing on each individual lot to be changed to the 8 foot height at the same time.
 - c. Where 8 foot fencing will adjoin pre-existing fencing along the street thoroughfare, the new fencing must be "stepped down" vertically one foot in equal horizontal increments equal the span of the fence from post to post (a one foot drop in fence height for each five to eight feet). On corner lots, the 8 foot fence height may extend around the corner the length of one span (not more than 8 feet), and must then be stepped

down as noted above to meet the standard 6 foot height.

5. Rear Lot Boundary Fencing Along Collector Streets

- a. Fencing along collector streets may be a maximum of 7 feet high.
- b. In sections where the maximum allowed height for fencing is 6 feet, 7 foot fencing can be given One-Step approval when application is made simultaneously for 3 or more contiguous properties along the span of roadway, with the fencing on each individual lot to be changed to the 7 foot height at the same time.
- c. Where 7 foot fencing will adjoin 6 foot fencing along the street thoroughfare, the 7 foot fencing must be "stepped down" in a one foot increment at the point of juncture with the 6 foot fence. On a corner lot, the 7 foot fence may extend around the corner the length of one span (not more than 8 feet), and must be stepped down as noted above to meet the standard 6 foot height.
- d. Seven foot fencing can be given One-Step approval along a major thoroughfare where the applicant's lot adjoins another lot with an existing approved 7 foot fence along the major thoroughfare meeting the standards noted above.

F. Location

1. Absent the written agreement of the neighboring property owner, all portions of the fence must be on the owner's lot. Fences may not be built in a public street right-of-way, access easement, open space reserve or greenbelt.
2. No fencing (including gates and decorative columns) is permitted within 5 feet of a lot boundary which adjoins a public street Right-of-Way (R.O.W.).
 - a. along the front of the lot;
 - b. along the side of the lot. In addition, this fencing must respect the platted Building Line on the side, if present.
3. No fencing is permitted along a lot boundary which is adjacent to a private street or a public access easement unless set back 10 feet from the pavement edge.
4. Solid fences (less than 75 percent transparent) are not permitted

- a. unless located at least 5 feet back from the front facade of the dwelling;
- b. along a side or rear lot boundary which is adjacent to a public street, unless set back 10 feet from the property line or to the platted building line, whichever is greater;
- c. in the Rear Yard of lots with golf course or lake frontage, if it would restrict the golf course or lake view from other lots with golf course or lake frontage.

5. Decorative columns may not be located within 10 feet from any corner of the lot.

6. Courtyard enclosures and privacy structures must respect all Easements and platted building lines.

7. Wing walls may not be located in front of the dwelling, but may extend to the side lot boundaries except on a Corner Lot, where they may not extend beyond the platted building line along the side street.

G. Materials

Fences must be designed and constructed of materials which assure that they remain straight and plumb.

Acceptable materials are:

1. wood, metal, stone or masonry, and
2. galvanized steel posts, 2 inches in diameter, extending not higher than the top of the fence, when used on the interior of a solid fence.

Unacceptable materials include, but are not limited to:

1. chain link, wire, or wire mesh, unless within the enclosure of a solid fence
2. sheet or expanded metal and stamped metal posts,
3. plastic or fiberglass (corrugated, flat or woven),
4. rope, bamboo, reed, or wire-bound wood pickets, and
5. unfinished cinder block.

H. Neighborhood Fence Style

Neighborhood Criteria may require fences of a specified design to be constructed and maintained on the rear or side property lines of certain lots which adjoin a street right-of-

way or open space reserve, in the interest of overall architectural street continuity.

I. Paint or Stain

Wood fencing should be permitted to weather to its natural color. Any paint or stain requires approval and must be muted shades. White fences will be considered only when architecturally appropriate. Fences of one material must be of one color.

J. Rot Board

One horizontal board 6 inches or less in width is permitted at the bottom of a fence where not visible from an adjoining Street Right-of-Way (S.R.O.W.) The total fence height may not exceed the approved height.

K. Security Barriers

Fences which comply with this Standard may not be acceptable as a security barrier. If there is an existing or proposed swimming pool, spa or hot tub on the lot, a security barrier is required. See Standard 2.13.

L. Tree Preservation

Every effort must be made to preserve existing trees by adjusting fence lines to weave among, jog around, or abut to trees or stands of trees. No part of a fence may attach to a tree. No tree having a diameter greater than 6 inches measured 2 feet above natural grade may be removed for installation of fencing. See Standard 2.7 regarding tree removal.

APPROVALS

One-Step Approvals

A request to construct a fence, including security barriers, may be approved without Plan Review Committee action upon receipt of a completed application and staff verification that the fence

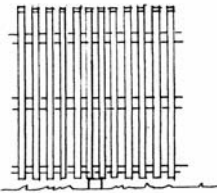
- a. is a pre-approved design shown in the diagram on the following page,
- b. conforms to the requirements of these Standards.
- c. will be located in the Rear or Side Yard,

Committee Approvals

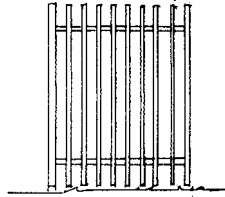
All other projects within the scope of this Standard must be reviewed and approved in advance by the Plan Review Committee.

APPROVED FENCE STYLES

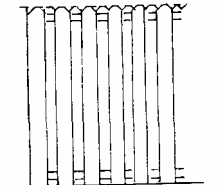
NOTE: Fences which form a portion of a security barrier for pools and spas have specific requirements as set out in the Building Code. All fences are a maximum of 6-foot height except C & D which are 4-foot maximum.



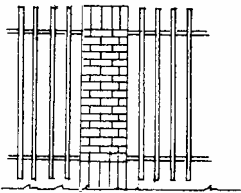
OPEN PICKET
TYPE "E"



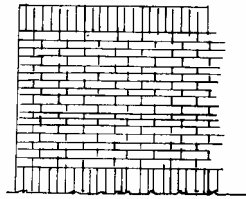
WROUGHT IRON
(TRANSPARENT)
TYPE "A"



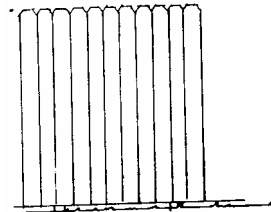
SHADOW BOX
TYPE "I"



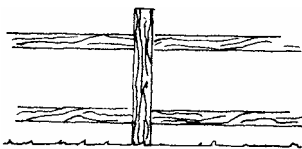
WROUGHT IRON WITH BRICK
OR MASONRY COLUMNS
(TRANSPARENT)
TYPE "B"



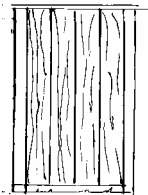
SOLID BRICK
TYPE "F"



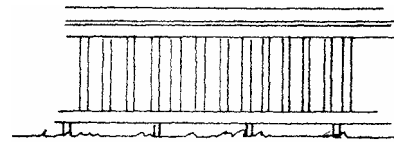
PICKET
TYPE "J"



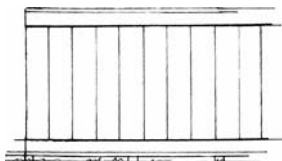
SPLIT RAIL
TYPE "C"



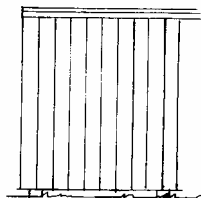
SHADOW PANEL
TYPE "G"



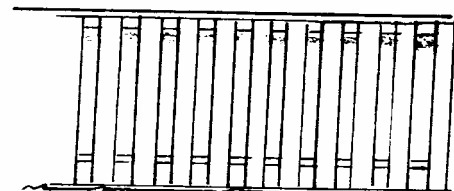
OPEN BALUSTER
TYPE "D"



CAPPED PANEL
TYPE "L"



CAPPED PICKET
TYPE "H"



CAPPED SHADOW BOX
TYPE "K"

2.7 Landscaping, Yard Structures & Tree Removal

THE BUILDING CODE, THE NEIGHBORHOOD CRITERIA AND PART I OF THESE STANDARDS HAVE FURTHER REQUIREMENTS APPLICABLE TO ALL IMPROVEMENTS.

Residential lots in The Woodlands have been developed to preserve as much of the natural forest as possible. Native vegetation is the single most important landscape element in The Woodlands. It provides the unity and constant “sense of green” that is of immeasurable value to the visual pleasure and enjoyment of the outdoor experience. The preservation of native vegetation—tree canopy, under story, and forest floor—is strongly encouraged.

I. LANDSCAPING

A. Artificial Ground Covers

Astroturf or other artificial ground covers, as well as asphalt, concrete, flag stone, gravel or crushed stone, are not allowed. Crushed rock, gravel, flag stone and moss rock may be considered, if used for pathways, drainage swales or edging, when used in limited amounts.

B. Design Approach

The environment of The Woodlands is that of a natural forest. Planting should be designed to reinforce that concept. Small intricate design is therefore discouraged, and exotic landscape effects, such as artificial rock gardens, are generally inappropriate. Simplicity and strength should describe planting design. Plant material should be clustered to create a feeling of mass, with enough variety to feel lush. Predominant materials in a landscape plan should include limited materials, colors or textures to give needed unity. Accent materials, colors and textures should then be introduced to play against the dominant material, creating the needed contrast. A complicated planting scheme is seldom as successful as simple masses, with a predominant species to provide unity and a few accent plants.

C. Drainage

Texas law requires that the Owner ensure that the placement of any improvement or landscaping does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s).

D. Front Yard Landscaping

Forty (40) percent of the Front Yard (excluding the portion covered by driveway and walkways) must be trees, shrubbery, flowers, mulch or plants other than turf or grass. No trees, shrubbery, plants or vegetation may be removed which would result in the grassed area exceeding 60 percent of the Front Yard.

E. Irrigation Systems

Irrigation systems must

1. have a backflow prevention device where attached to the potable water system,
2. be placed entirely within the lot and not encroach upon any Open Space Reserve (greenbelt), or neighboring lot. Location of any improvement within an Easement or street right-of-way is at the Owner's risk and subject to removal.

F. Native Plants

The use of native plant materials with an understanding of the functional and aesthetic properties of each plant category is essential in the achievement of a sense of continuity and consistency in The Woodlands landscape concept. Whenever possible, new planting should make use of ground covers in lieu of grass.

II. YARD STRUCTURES

Yard structures include without limitation the following:

- ❖ Garden benches
- ❖ Artwork
- ❖ Decorative accessories, such as windmills, wind vanes, wishing wells and bird baths
- ❖ Fountains
- ❖ Seasonal displays and seasonal greenhouses
- ❖ Barbecue grills and fish ponds

A. Barbecue grills

Barbecue grills are not permitted in the Front Yard, and are permitted in the Side Yard only if screened from view from the front and side streets.

B. Fish Ponds and Fountains

Fish ponds and fountains with a water capacity more than 24 inches deep, must comply with all requirements for security barriers. See Standard 2.13.

C. Seasonal Decorations

Seasonal decorations may be displayed for a period not to exceed 6 weeks.

D. Seasonal Plant Protection

Temporary structures to protect vegetation from extreme weather are permitted in the Side or Rear Yard between December 1 and March 1. There are no restrictions on size location or materials for such structures, except that they may not be dangerous or located so that they result in an unreasonable or disproportionate visual impact on neighboring properties.

E. Compatible

Yard structures must be in good taste and compatible with and appropriate in scale, color and mass to the architectural character of the dwelling and the neighborhood.

F. Setback Lines and Building Lines

Yard structures must be located a minimum of 20 feet back from the street pavement edge. If the improvement includes a foundation taller than 18 inches (such as a sculpture base), it must also respect all Building Setback Lines and platted building lines.

III. RETAINING WALLS

Retaining walls greater than 6 inches in height must respect all easements and require an application for review if they are more than 6 inches in height by the Plan Review Committees.

IV. TREE REMOVAL

No living tree greater than 6 inches in diameter as measured at a point 2 feet above natural grade may be removed without prior written approval of the RDRC. Trees to be removed must be flagged on site.

A. Conditions for Removal

Approval for tree removal will generally not be granted unless the tree

1. is located up to 5 feet from a house or other existing permanent structure (such as a garage, swimming pool or pool decking),
2. can be demonstrated to pose a safety hazard to persons or property, or
3. is up to 5 feet from the area proposed for the construction of the house, garage or pool and pool decking.
4. is one of the invasive and hazardous trees or plants
 - ❖ Reference currently adopted list of invasive and hazardous trees or plants.

B. Replacement

Any living tree removed from the lot which must be removed for construction of improvements to an existing home, pool, pool decking, garage, driveway, sidewalks and patio, requires replacement. Replacement trees must be a minimum of 15 gallon native trees that are watered, fed, staked and trimmed as necessary to promote healthy growth.

APPROVALS**One-Step Approvals**

Yard structures less than 4 feet in height and covering no more than 6 square feet of ground area, and which conform to these Standards.

A request to remove a tree is approved without Plan Review Committee action, upon receipt of a completed application and staff verification that the removal complies with the requirements of these Standards.

Pre-Approvals

Trellises up to 6 feet in height only if they are completely screened from view at ground level from adjacent streets or property by a solid fence are pre-approved and require no application, approval or inspection if they conform to these Standards.

Committee Approvals

All other projects within the scope of this Standard must be reviewed and approved in advance by the Plan Review Committee.

2.8 Lighting

THE BUILDING CODE, THE NEIGHBORHOOD CRITERIA AND PART I OF THESE STANDARDS HAVE FURTHER REQUIREMENTS APPLICABLE TO ALL IMPROVEMENTS.

A. Illumination

No lighting fixture may create glare or a level of illumination that is offensive or inappropriate when viewed from adjacent properties. Lights mounted on buildings, poles or trees to provide general lot illumination must be mounted in fixtures which shield visibility of the lamp from the street or adjacent properties and direct the illumination upward or downward.

B. Lamp Type

1. Incandescent, tungsten halogen and fluorescent lamps are acceptable for all types of exterior lighting.
2. Mercury vapor lamps are acceptable only in shielded fixtures mounted high in trees to provide low-level ambient property illumination (moonlight).
3. High-pressure sodium and low-pressure sodium lamps are not acceptable.
4. Gas lights are acceptable for exterior residential applications.
5. Electronic insect traps ("Bug Zapper Lights") are permitted only if mounted below the height of 6 feet, and within a yard area enclosed by a 6 foot solid fence.

C. Pole Lights

Lights mounted on freestanding poles may not exceed an overall height of 8 feet above natural grade.

D. Location

1. Lights (except those operating on 12 volts or less) may not be located within 5 feet of a side property line or 10 feet of a rear property line.
2. Lights must be set back a minimum of 20 feet from the pavement edge.

E. Materials/Colors

Decorative lighting fixtures must be an integral and compatible part of the architecture of the dwelling. Other light fixtures must be inconspicuous and unpretentious. Light fixtures and their supports must be of materials and colors which are in harmony with the natural, forested environment of The Woodlands. Muted earth tones in the brown, gray, and green ranges are preferred. White fixtures and supports are acceptable only if they are compatible with the architectural style of the dwelling.

F. Seasonal Lights

Seasonal lights may be displayed for a period not to exceed 6 weeks. Seasonal displays must be limited in scope so as to not become a nuisance or annoyance to the neighborhood.

G. Swimming Pool Equipment Lights

Swimming Pool Equipment lighting mounted immediately above the Swimming Pool Equipment must be located below the fence line. Lights must be shielded to direct illumination downward. The maximum light wattage may not exceed 100 watts.

H. Sport Court Lighting

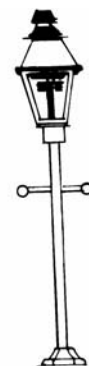
Sport Court lighting poles and lighting fixtures may not exceed 14 feet in height, as measured from natural grade. Sport Court lights are limited to a maximum of 3 freestanding pole lights. Lights may not exceed 1000 Watts. Sport Court lighting must be shielded. Light fixtures and freestanding poles must be muted shades. Additional vegetation may be required for screening purposes. All sport court lighting must comply with the 2.8 Lighting Standard.

APPROVALS

Pre-Approvals

Swimming Pool Equipment lighting is pre-approved and requires no application, permit or inspection if it complies with these Standards.

Front Yard lights of the design shown below, low-voltage lights



GAS LIGHT

mounted at or near ground level, lights mounted on a building, and lights located in the rear or side yard are pre-approved and require no application, permit or inspection if they comply with these Standards.

Committee Approvals

All other projects within the scope of this Standard must be reviewed and approved in advance by the Plan Review Committee.

2.9 Play Structures / Trampolines

THE BUILDING CODE, THE NEIGHBORHOOD CRITERIA AND PART I OF THESE STANDARDS HAVE FURTHER REQUIREMENTS APPLICABLE TO ALL IMPROVEMENTS.

I. BASKETBALL GOALS

A. One Per Lot

Only one basketball goal is permitted on any lot.

B. Mounting

Basketball goals in the Front or Side Yard must be mounted on freestanding poles, or on the garage, carport, or the side of the house adjacent to the driveway.

C. Color

Basketball goals in the Front or Side Yard must be white, gray, black, clear or any inconspicuous color. Posts may not be white, but must be an inconspicuous color in character with the neighborhood.

D. Location

Freestanding basketball goals, including portable goals, must be located at least 20 feet from the street pavement edge or no less than half way up the drive or adjacent to the garage. Basketball goals may not be placed on any easements.

II. PORTABLE EQUIPMENT

Portable toys or play equipment (bicycles, wading pools, yard game equipment, sand boxes, hockey goals, portable skateboard ramps, etc.) must be stored so they cannot be seen from the street and adjacent property at ground level when not in use.

III. PLAY STRUCTURES (other than basketball goals)

A. Defined

Play Structures include play forts, play houses, trampolines, swing sets, climbing apparatus, fixed skateboard ramps and other non-portable play structures or equipment, whether permanent or temporary.

B. Number

The number of play structures allowed on any lot is dependent upon the lot size and impact on adjacent properties. Not more than one of each type of play structure will be permitted on any lot.

C. Location

1. All play structures must respect platted building lines.
2. Play structures may not be located within the rear or side yard covenant easements except that the support legs of a play structure without an elevated deck area may be located up to 3 feet into the rear covenant easement of a property upon Plan Review Committee approval, if the committee determines that to be the most appropriate location and positioning
3. Play structures located on lots adjacent to golf courses or lakes must not obstruct views of the golf course or lake from adjoining lots.
4. Play structures must be located or screened so they do not cause an unreasonable or disproportionate impact on neighboring properties.

D. Materials

Play equipment should utilize natural materials and muted earth tone colors wherever possible. Wooden play structures must be left natural, stained, or painted to match the existing dwelling. Canvas awnings or roofs must be muted shades and without patterns. No striped or camouflage canvases are allowed. Composition shingle roofing must be compatible with the dwelling roof.

Trampoline accessories including, but not limited to, poles, padded covers and netting, must be muted shades. No banners are allowed on trampolines.

E. Size. Play structures may not:

1. be more than 12 feet in height above natural grade,

2. contain more than 100 square feet of non-elevated floored area (such as a play house),
3. contain more than a sum total of 72 square feet of elevated floored areas,
4. contain more than 36 square feet for any single elevated floored area,
5. exceed 7 feet in height for any elevated floored area, as measured from natural grade.

F. Trampolines

1. Trampolines may not exceed 15 feet in diameter
2. Trampolines may not exceed 10 feet in height as measured from natural grade.
3. Trampoline accessories including, but not limited to, poles, padded covers and netting, must be muted shades.
4. No banners are allowed on trampolines.

G. Impact

Play structures which cause excessive impact on neighboring properties are not permitted. Play structures which create high levels of noise, which are designed for use during night-time hours, or which are used by groups are likely more appropriate for a park or recreational facility setting.

H. Trees

Trees greater than 6 inches in diameter measured 2 feet above natural grade may not be removed for installation of a play structure.

APPROVALS

Pre-Approvals

Play structures 8 feet or less in height, which are not located in any easements and which comply with these Standards are pre-approved and require no application, permit or approval.

Basketball goals and posts 12 feet or less in height, which are not located in any easements and which comply with these Standards are pre-approved and require no application, permit or approval.

One-Step Approvals

Play structures up to 10 feet in height, not located in any easements, which comply with these Standards and located on

lots without golf course or Lake Frontage are eligible for One-Step approval.

Committee Approvals

All other projects within the scope of this Standard must be reviewed and approved in advance by the Plan Review Committee.

2.10 Political Signs

THE BUILDING CODE, THE NEIGHBORHOOD CRITERIA AND PART I OF THESE STANDARDS HAVE FURTHER REQUIREMENTS APPLICABLE TO ALL IMPROVEMENTS.

A. Definition

Political sign means a placard, banner, flag or device that promotes a candidate or an issue. A two-sided sign is considered one sign.

B. Location, Duration and Number

1. Residential Lots. One political sign promoting each candidate or issue on the ballot may be placed on each Single Family Lot beginning the 90th day proceeding the regular Election Day, and must be removed within 10 days following the day of the regular or runoff election.
2. Early-Voting Polling Place. Two (2) political signs promoting each candidate or issue on the ballot may be placed a minimum of 25 feet from the building entrance at each early-voting polling place during the 90 day period preceding the date of the regular or runoff election.
3. Election Day. Political signs may be placed at each polling place and in street rights-of-way 24 hours before the regular or runoff election day and must be removed within 24 hours following the day of the election.

C. Sign Criteria

Political signs must

1. be in good repair and aesthetically pleasing, in keeping with the character of the community,
2. not be lighted, accompanied by music, sound, balloons or streamers, or be distracting to motorists,

3. be ground mounted, and not attached in any way to plant material, traffic control devices, light standards, trailers, vehicles or other existing structures or objects,
4. not exceed 6 square feet in area, and
5. not exceed 5 feet in total installed height (including post, if any).

D. Lot Owner Approval

Political signs may not be placed in the street right-of-way adjacent to a property without the prior written consent of the owner of that property.

E. No Message Approval

Approval of a political sign does not imply approval of the message.

F. Removal

The Plan Review Committee or its designee has the right to remove any political sign in violation of this Standard. The person who placed or erected the sign and the person or entity promoted by the sign are jointly liable to the Associations for the cost of removal, but not less than \$20.00 per sign.

APPROVALS

Pre-Approvals

Political signs which conform to these Standards are pre-approved and require no application, permit or approval.

Committee Approvals

All other signs within the scope of this Standard must be reviewed and approved in advance by the Plan Review Committee.

2.II Satellite Dish Antennae / High Definition (HD) Antennae

THE BUILDING CODE, THE NEIGHBORHOOD CRITERIA AND PART I OF THESE STANDARDS HAVE FURTHER REQUIREMENTS APPLICABLE TO ALL IMPROVEMENTS.

I. LARGE SATELLITE DISH

A. One Per Lot

Only 1 large satellite dish (antenna diameter over 39 inches) may be installed on any lot or tract.

B. Location

Large satellite dish antennae must be located within the rear yard, respect platted Setback Lines, not be installed in an Easement, and be located or screened so they do not cause an unreasonable or disproportionate visual impact on neighboring properties.

C. Height

The overall height of the finished installation (to the highest point of the antenna) may not exceed 8 feet.

D. Screened

Large satellite dish antennae must be screened by a 6 foot high solid property line fence.

E. Trees

Trees greater than 6 inches in diameter measured 2 feet above natural grade may not be removed, and vegetation may not be extensively pruned for the installation of a large satellite dish antenna, or to improve its signal reception.

II. SMALL SATELLITE DISH AND HIGH DEFINITION ANTENNAE

A. Location

Small satellite dishes and high definition television antennae (antenna diameter 39 inches or less) must be located in the rear yard, or no less than half the distance back from the front facade on the side of the home or garage, home or garage roof, if satisfactory reception can be achieved. Satellite dishes may not be fixed to a fence if the fence is located on the property line. Location in an easement is acceptable, subject to the rights of the easement owner. Satellite Dishes and HD television antennae which are 39 inches or less in diameter may also be located in the side yard or the side surface of the home, the garage, or the roof of the home or garage.

B. Screened

Small satellite dish antennae and HD antennae installed in the Front Yard or in the Side Yard adjacent to a side street must be screened from view from adjacent properties and street rights-of-way. In all cases, small satellite dish antennae and HD antennae must be located to minimize visibility from surrounding properties and street rights-of-way.

C. Trees

Trees greater than 6 inches in diameter measured 2 feet above natural grade may not be removed, and vegetation may not be extensively pruned for the installation of a small satellite dish antenna unless required to obtain adequate reception.

III. COLOR

All satellite dish antennae, including the supporting structure and related equipment, must be muted shades.

APPROVALS

Pre-Approvals

Satellite dish antennae and High Definition antennae 39 inches or less in diameter are pre-approved and require no application, permit or inspection if they comply with the requirements for Small Satellite Dishes and High Definition antenna as contained in this Standard.

Committee Approvals

All other projects within the scope of this Standard must be reviewed and approved in advance by the Plan Review Committee.

2.12 Signs & Flags on Residential Lots

THE BUILDING CODE, THE NEIGHBORHOOD CRITERIA AND PART I OF THESE STANDARDS HAVE FURTHER REQUIREMENTS APPLICABLE TO ALL IMPROVEMENTS.

I. GENERAL CRITERIA

A. Definition

A sign is any sign, placard, banner, flag or promotional device. A two-sided sign is considered as one sign.

B. Appropriate

All signs must be aesthetically pleasing, appropriately located, in keeping with the character of the community and in good repair.

C. Location

All signs must be located on the sign owner's property. Signs in a street right-of-way are governed by the Political Sign standard or the Street Rights-of-Way standard.

D. No Message Approval

Approval of a sign does not imply approval of the message.

E. Lighting

Signs other than address signs and flags may not be lighted.

F. Music or Sound

Signs may not be accompanied by music, sound or balloons, or be distracting to motorists.

G. Height

Signs other than flags cannot exceed an installed height of 5 feet above ground.

H. No Tree Removal

Trees or other vegetation may not be removed for sign installation or visibility.

II. SPECIFIC SIGN TYPES

Signs which are permitted on Single Family Lots are:

A. Address signs

Street address numerals must be displayed at each dwelling in a manner that is clearly visible from the addressed street. The colors and materials used in an address sign must be compatible with those used in the construction of the dwelling. The sign face may not exceed 6 square feet in area. The Woodlands Watch uniform house numbering program conforms to this Standard, and is encouraged.

B. Builder Signs

A homebuilder may erect an identification sign on any lot where that homebuilder is constructing a home, provided the sign face does not exceed 15 square feet in area. The sign must be removed within 48 hours following the closing of the homebuilder's sale of that property or the completion of construction, whichever will occur later.

C. Contractor Signs

A contractor performing construction or remodeling work may erect 1 identification sign on the lot where work is being performed. Contractor signs may be displayed only during the time work is being performed at that site, and must be removed within 48 hours following completion of the work. The sign face may not exceed 6 square feet.

D. Flags

Not more than 2 flags are permitted on any lot. Flags must be in good taste. Flags located in the Front Yard must be at least 20 feet from the pavement edge. Flag poles may not exceed the height of the residence or 25 feet, whichever is less. Flags may not be mounted on trees.

E. Political Signs

See Standard 2.10.

F. Real Estate Signs

One sign advertising that the property is for sale or rent is allowed on each Single Family Lot, and must be removed with 7 days following the close of sale or rental of that property. One open house sign is allowed per lot during the time the dwelling is open for public inspection. The sign face of a real estate sign may not exceed 6 square feet in area.

G. Safety Signs

Two safety-related signs placed on or within 12 inches in front of the house or front fence that do not exceed 1 square foot in size, are allowed.

H. Youth Activity Signs

Not more than 2 temporary signs promoting school or youth activities are allowed on a lot. Signs must be 4 square feet or less in area, and located within 10 feet of the front facade of the home.

APPROVALS**Pre-Approvals**

Signs which are one of the Specific Sign Types described above and which conform to these Standards are pre-approved and require no application, permit or inspection.

Committee Approvals

All other projects within the scope of this Standard must be reviewed and approved in advance by the Plan Review Committee.

2.13 Swimming Pools & Security Barriers

THE BUILDING CODE, THE NEIGHBORHOOD CRITERIA AND PART I OF THESE STANDARDS HAVE FURTHER REQUIREMENTS APPLICABLE TO ALL IMPROVEMENTS.

I. SWIMMING POOLS

A. Definition

Swimming pool means any structure intended for swimming or recreational bathing, with a capacity for water over 24 inches deep, including in-ground, above-ground and on-ground swimming pools, hot tubs and spas.

B. Above-ground

Above-ground swimming pools, including any external piping, must be screened from view by a 6 foot solid fence or wall.

C. Construction Barricade

A continuous 4 foot or taller safety barricade which secures the area from pedestrian access is required around the swimming pool site at all times during excavation and construction.

D. Drains

Any backwash drains must discharge into the sanitary sewer system at connections approved by the MUD.

E. Drainage

Texas law requires that the Owner ensure that the placement of any improvement or landscaping does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s).

F. Dwelling Foundation

The Owner should obtain competent engineering advice to determine that swimming pools, spas and ponds are located far enough from the dwelling foundation to maintain support for the foundation.

G. Elevation

Pools, spas and ponds should be elevated above the surrounding grade at the minimum height necessary to prohibit an inflow of storm water. Where there is a significant elevation decline to the adjacent lot(s), pools, spas, ponds and adjacent decking must be located at an elevation which protects the privacy of adjacent residents without the need for high visual or sound barriers.

H. Excavation

Excess soil from swimming pool, spa and pond excavation must be removed from the site.

I. Hard Surfaced Area

The surface area of coping and any decking materials (excluding wood decks) are Hard Surfaced Areas in determining compliance with the limitation of Hard Surface Area permitted on the lot. (See the Neighborhood Criteria).

J. Water Surface Area

A maximum of 6 percent coverage of water area will be allowed on any size lot.

K. Lights

Lights in or around swimming pools, spas and ponds must conform to Standard 2.8 and be included on the plan for review and approval.

L. Location

Swimming pools and spas must be located in the Rear or Side Yard. Swimming pools and spas and associated walls, decking or other landscape elements may not be located within a Covenant Easement or beyond a platted Building Line.

M. Pool Slides

Pool slides may not exceed 8 feet in height above natural grade and must be located to minimize impact on adjacent properties.

N. Pumps and Filters

Pumps, filters and other equipment must be screened from view at ground level from adjacent streets or tracts, and located

to minimize impact on adjacent properties. Piping, pumps, equipment or filters may be located up to 3 feet into the 10-foot rear easement, and up to 2 feet into the side yard easement. Equipment pads in the easements may not extend beyond the encroachment of the existing air conditioning pad or no more than 3 feet into the easement. The committees will explore alternate locations and neighbor impact when considering placement into the easements. Improvements within an easement must not impede drainage.

Any improvement constructed within an easement without the consent of the easement holder is subject to removal by the easement holder. Approval by the Plan Review Committee is not approval by the easement holder.

O. Waterfalls

Waterfalls and associated berms may not be located on any Easements. Waterfalls may not exceed 5 feet in height above natural grade. All pipes and plumbing must be suitably enclosed or screened from view.

II. SECURITY BARRIERS

A. Building Code

All swimming pools, hot tubs, spas and ponds greater than 2 feet in depth must be provided with a security barrier which complies with the International Residential Code.

B. Fence Standard Applies

In addition to the requirements of the Building Code and this Standard, security barrier fences must comply with all provisions of Standard 2.6, Fences. Security barrier fences also require inspections and may be eligible for One-Step approval.

C. Existing Fences

A fence in existence when a swimming pool, hot tub, spa or pond (greater than 2 feet in depth) is constructed can be used as a security barrier even though it does not comply with the requirements of this Standard if the fence:

1. was built after January 1, 1986 to enclose an existing pool, spa or pond on a neighboring lot, and complied with the Standards regarding security barrier fences in effect on the date it was built, or
2. was built by the Owner of the proposed pool, spa or pond within 18 months prior to the date of the pool, spa or pond application, and complied with the Standards regarding security barrier fences in effect on the date the fence was built.

D. Upgrade to Current Standards

At any time when at least 50 percent of a span of the security barrier is being modified (replaced, redesigned, reconstructed or relocated), that span must be brought into compliance with current Standard. In addition to the requirements of the Building Code and this Standard, security barrier fences must comply with all provisions of Standard 2.6, Fences. Security barrier fences also require inspections and may be eligible for One-Step approval.

APPROVALS

One-Step Approvals

Security barriers / See Fence Standard 2.6.

Committee Approvals

Any other improvements including, but not limited to, exterior lighting, summer kitchens, arbors and patio covers will not be considered related items and will require separate application for review.

All other projects within the scope of this Standard must be reviewed and approved in advance by the Plan Review Committee.

2.14 Tennis Courts, Sports Courts, Batting Cages

THE BUILDING CODE, THE NEIGHBORHOOD CRITERIA AND PART I OF THESE STANDARDS HAVE FURTHER REQUIREMENTS APPLICABLE TO ALL IMPROVEMENTS.

A. Only One Court

In this Standard, “Court” refers to tennis courts, sports courts, basketball courts, racquetball courts, batting cages or other similar improvements. Only one Court may be constructed on any lot.

B. Location

Courts must be located in the Side or Rear Yard, and not within an Easement or beyond any setback line or platted building line. Mass, scale, proportion and height to the lot must be considered when reviewing location.

C. Impact

The location of the Court must not have an adverse impact on neighboring properties, nor impair a neighbor’s golf course or lake view. Courts must be located so they do not cause an unreasonable or disproportionate visual impact on neighboring properties.

D. Hard Surfaced Area

Courts are included in the calculation of Hard Surfaced Area.

E. Trees

Trees larger than 6 inches in diameter measured at a point 2 feet above natural grade may not be removed for construction of a Sport Court or Tennis Court. Any tree proposed to be removed must be flagged on site for RDRC or the DSC/DRC inspection.

F. Sport Court Lighting

Sport Court lighting poles and lighting fixtures may not exceed 14 feet in height, as measured from natural grade. Sport Court lights are limited to a maximum of 3 freestanding pole lights. Lights may not exceed 1000 Watts. Sport Court lighting must be shielded. Light fixtures and freestanding poles must be muted shades. Additional vegetation may be required for screening purposes. All sport court lighting must comply with the 2.8 Lighting Standard.

G. Fence

Courts must be screened from adjoining properties by vegetation or solid fencing. If screened with vegetation, a 10-foot high, black vinyl-coated, chain link fence is also required along those sides of the Court which are within 15 feet of another residential lot. A 10-foot high (maximum), black vinyl-coated chain link fence is permitted along the other sides of the Court. Chain link fences must be located immediately adjacent to the Court surface.

APPROVALS

Committee Approvals

All projects within the scope of this Standard must be reviewed and approved in advance by the Plan Review Committee.

3.1 Business Use

THE WOODLANDS COVENANTS PROHIBIT BUSINESS USE OF A SINGLE FAMILY LOT WITHOUT APPROVAL BY THE RDRC OR THE DSC/DRC.

I. BUSINESS IN THE HOME

A. Requirements for Approval

A home business may be approved by the Plan Review Committee only if:

1. the lot and improvements are used primarily for residential purposes by the business owner/operator,
2. the street address of the home business is not advertised in a public medium (newspaper, radio, television, yellow pages, trade journals, etc.) or in any public manner,
3. not more than 25 percent of the floor area of the dwelling or 50 percent of the floor area of the garage is used for a business related activity (storage of materials or equipment, office use, etc.),
4. the home business does not employ or contract with persons not living at that location but who work at or travel to the home in connection with the business,
5. the home business does not have clients, customers or other persons who frequently travel to the home in connection with the business,
6. the home business does not cause noise, dust, light, vibration, odor or pollutants which emanate onto any adjacent property in an amount which does or may reasonably constitute a nuisance to an adjacent property owner,
7. the home business does not have trucks with a licensed or rated capacity greater than one ton, tractor-trailer cabs or trailers, or other business vehicles, equipment or supplies openly parked or stored upon the property or adjacent streets or properties,
8. the home business does not have any sign or other writing on the lot displaying the name or identity of the home business which is visible from any street (except customary signs attached to a vehicle and which do not include the home address),
9. the home business is not conducted upon any portion of the lot which is visible from a public or private street, and
10. the home business is compatible with and does not infringe upon the residential character of the surrounding neighborhood.

The above list is not all-inclusive.

B. No Waiver

Approval of a home business is not an approval of any remodeling work, or a waiver of any other provision of the Covenants or these Standards. Plans must be submitted and approved for any remodeling or alterations to any structure, and the provisions of the Covenants and these Standards regarding, e.g., good property maintenance, parking, the requirement for a two car garage, maximum Living Area, etc., must be met.

Commercial type businesses are not permitted.

APPROVALS

Committee Approval

All home businesses must be reviewed and approved in advance by the Plan Review Committee. Upon review of home business, approval will be for a period not to exceed two years or for a period as determined by the Plan Review Committees.

The home business is subject to revocation if a violation of these Standards occur.

II. GARAGE SALES

A. Definition

A garage sale is any sale to the public of household or personal articles or other goods or merchandise, held on a Single Family Lot. Garage sales include events advertised as a "garage sale", "patio sale", "moving sale", "yard sale", "estate sale", "craft sale", "craft demonstration", "trunk sale", "by invitation only sale" or other similar term.

B. Prohibited

Garage sales are prohibited, and no variances from this Standard will be approved.

3.2 Home Maintenance

A. Fire Safety

The Owner of each Single Family Lot must at all times maintain and keep in good working order:

1. the smoke detection device(s) required by Standard 2.1 above,
2. the key box or other system permitting emergency access through a front gate, as required by Standard 2.7 above.

B. Flammable and Hazardous Materials

Storage of flammable liquids, combustible liquids, hazardous material, explosives, blasting agents, or liquefied petroleum gas (all as defined in the Uniform Fire Code) is prohibited except:

1. storage in the engine tanks of vehicles and gasoline-powered equipment,
2. not more than 5 gallons each of gasoline, kerosene, or liquefied petroleum gas, and
3. normal household quantities of consumer-approved cleaning agents, herbicides, fungicides, pesticides, fertilizers or other common household products.

C. General Maintenance

The Woodlands Covenants require each Owner to keep their property and improvements in good order and repair including, but not limited to, seeding, watering, edging and mowing the lawn, weeding, pruning all trees and shrubbery, and painting (or other appropriate external care) of all buildings and other improvements, in a manner and with such frequency as is consistent with safety and good property management. Among the requirements of this section are:

1. repair of broken windows,

2. repainting or re-staining,
3. repair and maintenance of rotted, sagging, or broken siding, garage doors, gutters, fences, roofs, shutters, screens, decks, etc.
4. mowing, edging and trimming of lawn and ditch areas to the pavement edge,
5. repair of all damaged walkways and driveways to the street pavement edge,
6. repair of any damaged paved areas,
7. maintenance of trees and shrubbery, as well as removing weeds from flowerbeds,
8. maintenance of any drainage structure on the lot,
9. the removal of exterior algae / mildew on dwellings and garages,
10. removal of all trash and debris, and
11. storage of all equipment, materials, supplies, appliances, etc. within the garage or other enclosed area. Storage within a carport is permitted only on lots originally constructed without a garage, and must present a neat and orderly view from the street,
12. no clothing or other household fabrics shall be hung in the open on any Lot unless the same are hung from an umbrella or retractable clothes hanging device which is removed from view when not in use or unless the same are enclosed by a fence or other enclosure at least six inches higher than such hanging articles, provided such fence or other enclosure has been approved by a Plan Review Committee.

D. Trash, Refuse & Recyclables

1. Trash or refuse burning is prohibited.
2. Trash, refuse and recyclables (except bundled limbs and branches) must be placed in containers required by the waste collection contractor. If the contractor does not specify required containers, then such items must be placed in sturdy, water tight, enclosed containers or plastic bags of a size and weight not exceeding the limitations of the waste hauler.
3. Trash, refuse or recycling containers may be placed on or near the street line in front of the residence no earlier than 6:00 p.m. the day prior to that designated for pickup. Emptied containers must be removed from the

street, front yard or driveway not later than 8:00 p.m. of collection day.

4. Trash and refuse containers must be stored out of view from the street or from adjacent and surrounding property at all times except during waste collection.

This list of property maintenance items is not all inclusive. Good property management, which is respectful of neighborhood property values and clean, safe, quiet, and pleasant neighborhoods, is the requirement of these Standards.

are within the jurisdiction of County or other governmental agencies. Consult the appropriate agency.

3.3 Pets

A. Dogs and Cats

1. Not more than two domestic dogs and cats (combined total) and puppies and kittens, which are not weaned, may be placed or kept outside of the home.
2. Dogs and cats over the age of 6 months must have a current rabies inoculation and carry a collar tag bearing the date and place of inoculation, and the means to identify and locate the owner.
3. Pets are not allowed to run at large. They must be confined to the owner's lot or controlled by a restraint device.
4. These Standards cover limited topics within the Covenants. Many annoyances such as barking dogs or unsafe activities are within the jurisdiction of County or other governmental agencies. Consult the appropriate agency.

B. Other Pets

Pets other than dogs and cats are restricted to the interior of the home. Pets which constitute a danger to persons in the neighborhood, or cause a health hazard, or cause sound or objectionable odor to emanate beyond the boundaries of the property are prohibited.

C. Lot Maintenance

Animal waste must be removed from the lot as required by good animal husbandry, and to control odor and prevent a health hazard. Many annoyances or unsafe activities are within the jurisdiction of County or other governmental agencies. Consult the appropriate agency.

Why Don't the Standards Regulate Barking Dogs?

These Standards cover limited topics within the jurisdiction of the Covenants. Many other annoyances or unsafe activities

3.4 Street Rights-of-Way, Cul-de-sac Islands & Medians

I. STRUCTURES

A. Street Right-of-Way

The Street Right-of-Way is the area between platted lot lines on one side of the street and platted lot lines on the opposite side of the street, including the paved roadway, any median or cul-de-sac islands, the drainage ditch (if any) and a strip of land, usually from 10 to 15 feet wide, between the paved roadway and the platted lot line. Street rights-of-way are dedicated to the County or other public body for public access, drainage and utility purposes. Street rights-of-way are usually shown on the Plat of a subdivision.

B. County Approval

No improvement may be constructed or placed in a street right-of-way without prior approval by Montgomery County and/or Harris County. Approval by the Plan Review Committee does not constitute approval by the County.

C. Prohibited Structures

The following structures are prohibited in street rights-of-way:

1. posts, barriers, lights, railroad ties, landscaping walls or other improvements extending along the pavement edge (see paragraph D, 8, below for permitted street-edge landscaping),
2. signs, banners, flags or promotional devices which prominently display a commercial message, except as specifically permitted by this Standard,
3. basketball goals, goal posts, and other play equipment. Basketball goals located between the front property line and the pavement edge before September 1, 1993 are permitted to remain in place until they fall into disrepair, or the dwelling to which they are adjacent is sold, whichever occurs sooner.

D. Permitted Structures

The following structures are permitted in street rights-of-way:

1. park benches located in cul-de-sac islands,
2. wooden decks no higher than 8 inches above grade, covering no more than 30 percent of the island, and being no larger than 100 square feet, may be installed to support a bench, provided that no trees may be removed for the placement of benches or decks,
3. "grass-crete" or an equivalent product installed to reduce roadside rutting,
4. slope stabilization and erosion protection treatment such as flagstone or railroad tie retaining walls in roadside drainage ditches,
5. walkways, bridges, driveways and driveway curbs that span a ditch or swale,
6. ground lights adjacent to walkways extending to the street pavement, provided they are less than 2 feet in height above natural grade and comply with the Exterior Lighting Standard. A series of lights parallel to the street edge is not permitted,
7. sculptures and other works of art which are appropriate in aesthetics, design, and location,
8. landscaping with integrated rocks no taller than 8 inches along a street edge, provided that the rocks are not placed within 18 inches of the pavement edge,
9. signs which comply with the requirements in Article II below, and
10. permitted markers which comply with the requirements of Article III below.

E. Maintenance

Any improvement in the street right-of-way must be properly maintained by the Owner. Structures not properly maintained must be removed by the Owner within 15 days following notice from the Covenant Administration Office.

II. SIGNS

A. Approvable Signs

Approvable signs for placement in the street right-of-way are limited to:

1. Developer / Builder Signs

Signs which identify the builder or developer of a tract, or which direct the public to new areas of development.

2. Event signs

Signs for major events of community-wide interest, sponsored by non-profit public service organizations. Up to 8 signs may be approved upon the condition that adequate law enforcement personnel be on site during the event to control traffic. Law enforcement personnel will also be required if adequate parking is not available on site for the anticipated attendance. Parking and traffic must be controlled to minimize the impact on adjacent residential streets and normal traffic patterns. Signs may be posted no earlier than 3:00 p.m. on the day preceding the event, must be removed within 2 hours of the close of the event, and may not be displayed for a total of more than 7 days. Event signs may not exceed 6 square feet in sign area. The total installed sign height (including the post) may not exceed 5 feet.

3. Flags

Texas and United States flags, and flags or banners promoting major events of community-wide interest sponsored by non-profit public service organizations. Flags and banners:

- a. may be posted only at approved locations,
- b. must be aesthetically pleasing, in keeping with the character of the community, in good repair, and of the size and materials approved by the DSC/DRC,
- c. may not prominently display a commercial message, and
- d. may be displayed for not more than 2 days preceding the event and during the event, but for a total of not more than 7 days. Flags and banners must be removed within 24 hours of the close of the event.

4. Generic voting signs

Signs displayed during the convenience voting period and on election day.

Generic voting signs are signs placed or installed by the Community Associations of The Woodlands which do not advocate or support a particular candidate or issue. Generic voting signs may not exceed 6 square feet in size or 5 feet in installed height (including the mounting post), and must be removed within 24 hours following Election day.

5. Major sporting event signs

For temporary placement despite their non-conformance with this Standard.

6. Political signs. See Standard 2.10.**7. Community meeting signs**

Providing notice of scheduled meetings of non-profit organizations of community-wide interest. The number of signs permitted will be based on the size and location of the event. Signs may not exceed 6 square feet in size or 5 feet in installed height (including the mounting post). They may be installed at approved locations not more than 24 hours before the event, and must be removed immediately after the event.

8. Event and Charity Race/Walk signs

Signs providing direction to participants, which do not exceed 3 square feet in size, and which do not prominently display a commercial message, may be placed along the course of the event. They may be installed not more than 4 hours before the event, and must be removed immediately after the event.

B. Good Repair

Signs, banners, and flags must be kept in good repair and in keeping with the character of the community.

C. Location/Ground Mounted

Signs may not be placed in an open space reserve or park, or attached in any way to plant material or a traffic control device, light standard, or other existing structure. All signs must be ground mounted.

D. Materials

Materials which are acceptable for signs are plywood, flat rigid plastic, foam board and metal. Corrugated fiberglass, plastic and cardboard are not acceptable.

E. Message

Approval of the sign does not imply approval of the message.

F. Removal

The Community Associations of The Woodlands may remove any sign, banner, flag or promotional device placed or permitted to remain in violation of this Standard. The person who placed or erected the sign, banner, flag or promotional device and the person or entity promoted by it are liable to the Community Associations for the cost of removal, but not less than \$20.00 per sign, banner, flag or promotional device.

G. Sound/Lighting

Signs, banners, flags and promotional devices may not be lighted, accompanied by music, sound, or balloons, or be distracting to motorists.

H. Traffic Control Devices

Sign design and color may not imitate official traffic control devices. Black letters on a white background are preferred.

I. Two-Sided Signs

Two-sided signs, banners, or flags are considered as one sign.

III. PERMITTED MARKERS

One marker may be installed in the street right-of-way to signify the death of one or more persons (other than the intoxicated driver) from a traffic accident involving a driver with a blood alcohol content above the legal limit, according to the traffic accident report.

A. Location

The marker may be placed only in the right-of-way of a major thoroughfare or collector street, at the location where the death(s) occurred, or at the nearest intersection if the death(s) occurred on a street other than a major thoroughfare or collector street. Markers must be placed at the outside edge of the street right-of-way, near the boundary of the adjacent tract. Markers can not be placed in a median, a cul-de-sac island or between the lanes of a divided roadway.

B. Marker Design

1. The marker, including its post, may not extend more than 30 inches above ground or exceed 18 inches in width.
2. The marker must be made of wood with dimensions of 2' x 4' or smaller.
3. The marker may be shaped as a cross or other respectful safety marker.
4. The marker must be natural wood color or white.
5. The marker may have a 3 1/2" x 3 1/2" or smaller plaque with only the name(s) of the deceased, made of any material.
6. Lights, balloons, photographs, mementos or other adornments are not permitted on the marker or near the site of the marker.
7. The marker must be anchored in the ground without concrete.

C. Removal

The marker will be removed 16 months after installation, or at any earlier time when it constitutes a traffic hazard or is not maintained in good condition by the applicant. The applicant will be given 60 days prior written notice when a marker is to be removed (except in the case of a traffic hazard). If not timely removed by the applicant, the Community Associations of The Woodlands will remove the marker, notify the applicant of its removal, and hold the marker for 30 days for pick-up by the applicant.

D. Application for Approval

Application for approval of a permitted marker must be from a Woodlands resident, and must include the written consent of the owner of the adjacent land, if that land has been developed with improvements other than streets and utilities.

IV. SALES AND SOLICITATION**A. Sales**

Sales or other commercial activities may not be conducted from a street right-of-way, median or cul-de-sac without the prior approval of the Plan Review Committee.

B. Solicitation

Solicitation by persons who do not represent a non-profit, public service organization is prohibited. Qualified organizations must register with and receive prior approval from the Plan Review Committee. Organizations will be limited to one solicitation drive per calendar year. The Plan Review Committee will consider the number of participants and vehicles involved, staging areas, and the impact of the event on neighboring properties and the character of the neighborhood.

APPROVALS**Pre-Approvals**

Texas and United States flags, generic voting signs and ground lights which comply with these Standards are pre-approved and require no application, approval, or inspection.

One-Step Approvals

Event/Race/Walk signs and permitted markers are eligible for One-Step approval.

Committee Approvals

All other activities within the scope of this Standard must be reviewed and approved in advance by the Plan Review Committee.

3.5 Vehicles, Trailers & Boats

A. Definitions

1. A **recreational vehicle** is a motorized vehicle, including a motor home or truck camper, which is designed to provide temporary living quarters for recreational, camping, travel or business use. Excluded from the definition of a recreational vehicle are a) pick-up trucks with a licensed capacity of 1 ton or less with a camper cover that does not exceed the height of the cab by more than 1 foot, and truck campers or motor homes no more than 10 feet tall or 20 feet long if driven to and from work on a regular basis (at least 4 days a week), or used for normal household purposes (driven on a daily basis).
2. A **trailer** is any vehicle designed or intended to be coupled to or drawn by a motor vehicle.
3. A **mobile home or trailer home** is any type of trailer designed either for travel over the highways or for housing accommodations or both.

B. Open Storage Prohibited

1. Trailers, trailer homes, recreational vehicles, mobile homes, farm-type tractors, boats, semi-truck tractor or trailer or other similar vehicles or equipment may not be parked 48 consecutive hours or more on any street or on any lot where visible at ground level from a street or adjacent property.
2. Vehicles with a licensed capacity in excess of one ton may not be parked on any lot or street except during periods of pickup or delivery.
3. Motor vehicles which are disabled, not currently licensed or registered, or are otherwise inoperable on a public street, may not be parked on any street or at a location where visible at ground level from any street or adjacent property.

4. Not more than one car, truck or van used primarily for family or household purposes may be openly stored on the lot for more than 30 days.

5. Parking of recreational vehicles or trailer homes of visiting friends or relatives is permitted for not more than 10 days.

6. Periodic movement of the vehicle for the purpose of circumventing this Standard does not comply with this Standard.

C. Garage Storage

Trailers, trailer houses, recreational vehicles, mobile homes and boats may be stored in a garage providing that such storage does not result in the displaced automobile(s) being parked outside the boundary of the Lot.

D. Park on Hard Surfaced Areas

All vehicles parked on a lot must be parked on concrete or other approved hard surface material. Parking on lawns, ditches, open space areas, or other dirt, gravel or grassy areas is prohibited.

E. Parking on Streets

Parking on streets or in the street right-of-way should be avoided except for temporary situations.

Why Don't the Standards Regulate Vehicles Parking on the Street?

These Standards cover limited topics within the jurisdiction of the Covenants. Many other annoyances or unsafe activities are within the jurisdiction of County or other governmental agencies. Consult the appropriate agency.

EXECUTED effective the 14th day of March, 2006.

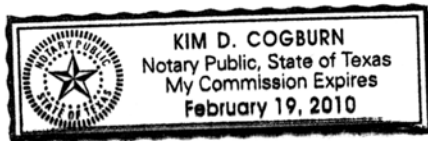
By: _____

Don T. Norrell

STATE OF TEXAS
COUNTY OF MONTGOMERY

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This instrument was acknowledged before me on March 14, 2006 by Don T. Norrell, President and CEO of The Woodlands Community Service Corporation d.b.a. The Community Associations of The Woodlands, Texas, a corporation, on behalf of said corporation.



Notary Public, State of Texas

(Printed Name of Notary)
My Commission Expires: February 19, 2010